

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA, SUMMARY
PUBLICATION OF ORDINANCE NOS. 2021-04 THROUGH 2021-27, ORDINANCES
AMENDING VARIOUS PROVISIONS OF THE CITY OF MAHTOMEDI ZONING
ORDINANCE**

On March 16, 2021, the City of Mahtomedi, Washington County, Minnesota ("City") adopted Ordinance Nos. 2021-04 through 2021-27, ordinances making various changes to the City's zoning ordinances as detailed below.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-04
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.01, SUBDS. 2.0 AND 7.0 RELATED TO THE LEGISLATIVE INTENT OF THE
ORDINANCE AND DEFINITIONS**

The Ordinance amended subd. 2.0 related to legislative intent of the zoning ordinance to: 1) clarify that properties are classified into zones and districts reflecting their suitability for particular uses, densities, and development patterns; 2) and added that the ordinances is adopted to provide for safe, accessible connections between land uses that include provisions for vehicles, pedestrians, bicyclists, and use of transit; provide performance standards that allow the flexible use of properties in ways that do not negatively impact surrounding areas; allow for a diverse range of housing options; preserve significant open spaces and conserve the natural and scenic beauty of the City; and support local businesses with flexibility to operate creatively without negatively impacting surrounding properties.

The Ordinance amended subd. 7.0 to delete the following definitions: abandoned vehicle; accessory storage container; antique store; appraised valuation; automobile wash (car wash); body art or body art procedures; building supply store; butt lot; catering service; cease and desist; civic use; columbarium; community services uses; construction trailer; conveyance; crawlspace or crawlway; cultural institutions; cutoff light fixture; decibel; detached truck topper; double frontage lot; duplex; dwelling, cluster or group; flashing light; footcandle; fraternity/sorority; gardening; health/recreation facility; height of building; home improvement center; household goods; laboratory; miniwarehouse; motel; neck lot; nonprofit conservation organization; off-premises sign; open storage; parcel; passenger terminal; pay day loan establishment; place of worship; printing and publishing; private club or lodge; rehabilitation center/transitional living facility; retail; retail establishment, convenience; retail establishment, general; rooming house; rooming unit; school, home; sorority; through lot; title loan agency; tool and equipment rental facility; twinhome; two-family dwelling.

And add or amend the following definitions: animal grooming or training; animal shelter; automobile service station or gas station; bakery; building height; business services; health club; liquor store; manufactured home park; open space, private or public; passive park; public use; recreation facility, commercial indoor; restaurant drive-thru; restaurant, sit down; retail establishment; services, business; services, personal; solar energy device; state licensed residential facility; temporary construction building; temporary real estate office; temporary structure; veterinary clinic.

CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-05
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 10.1(B), 10.1(C) AND 10.1(E) RELATED TO SETBACKS, BUILDING
HEIGHT, AND IMPERVIOUS SURFACE COVERAGE

Section 10.1 (B)(6) is amended to allow certain encroachments into various setbacks provided the encroachment remains at least six feet from the side property line. Section 10. 1(B)(7) is amended to add that the boundary of the lot abutting the public water shall be considered the front lot line, and added that the rear yard setback on waterfront uses shall conform to the prevailing setbacks in the area or front yard setback of the particular zoning classification as determined by the zoning administrator. Section 10.1 (C) is amended to add clarification regarding how to measure building height for a principal building, including additional height standards for principal buildings. Section 101.(E) is amended to add that pervious pavers, porous concrete and other similar materials shall be considered impervious coverage and considered to be an impervious surface for purpose of impervious surface coverage calculations.

CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-06
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, TABLE
11.0 A LAND USE TABLE

Table 11.0 A was renamed 11.0 B Zoning Districts Standards Table. Mixed Uses were added to the table, with a lot area per unit of 1,742 (25 units per acre) and other standards as established by the PUD agreement; R-4 was amended from 4,356 to 1,742 (25 units/acre); and V MU (Multiple Family 5 or more units) was added to the table with the following standards: I acre lot area, lot area per unit of 1,742-3,630 (12-25 acres/unit), 25 ft. bldg. height, 10 ft. max front yard setback, n/a garage and house side setbacks, 10 ft. max cornerside, 20 ft. rear side, and 5 ft. access drive.

CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-07
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, ADDING
TABLE 11.0 A: LAND USE TABLE

The following Table 11.0A: Land Use Table was added to the zoning ordinance:

Table 11.0 A: Land Use Table
Residential Districts

												Supplemental Regulations
RESIDENTIAL												
Household Living												
Dwelling: single-family detached												
Dwelling: single-family attached dwellings (3-6 units per structure) including quad homes and townhouses not exceeding six units e structure												
Dwelling: attached dwellings exceeding six 6 units per structure												
Dwelling: two-family, duplex or double bungalows												
Dwelling: three or four unit multiple-family dwellings												
Dwelling: multiple-family dwellings of five (5) or more units, not to exceed three (3) stories or thirty-five (35) feet in height												
Multiple-family dwellings of five (5) or more units, between four 4 and six 6 stories in height												
Group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve fourteen (14) or fewer children												
Group family day care facility serving more than fourteen (14) children												
Licensed day care facility serving twelve (12) or fewer persons licensed under Minnesota Rules, parts 9502.0315 to 9502.0445												
State licensed day care facility serving thirteen (13) or more persons.												
Accessory Dwelling Units												
Model home, pursuant to Subdivision 9.5, A : Model Home												
Manufactured home park, pursuant to Section 1 1,04 Manufactured Home ode												
Group Living												
State licensed residential facility serving six (6) or fewer persons licensed under Minnesota Rules, parts 9502.0315 to 9502.0445												
State licensed residential facility serving seven (7) or more persons ljcensed under Minnesota Rules, parts 9502.0315 to 9502.0445												
Nursing home, retirement home or other similar congregate care facility serving the elderly or Inform but not including hospitals or clinics provided that the lot area is of sufficient size to accommodate the structure and required parking and loading areas, setbacks, landscaping and screening.												

Table 11.0 A: Land Use Table
Residential Districts

												Supplemental Regulations
CIVIC & INSTITUTIONAL												
Cemetery												
Government or community service use												
Public park												

Religious institution								C					
School: primary or secondary													
AGRICULTURE, FORESTRY AND OPEN SPACE USES													
Agriculture, excluding the keeping of domestic farm animals													
Forests													
Open space, private or public													
Wildlife management area													
COMMERCIAL													
Temporary construction building, pursuant to Subdivision 9.5 B: Temporary Construction Building													
Temporary real estate office, pursuant to Section 9.5, CL Temporary Real Estate Office													
Day care facilities consistent with the provisions described in Subpart E of Subdivision 1.1.5: RI-E Historic Mahotmedi District								C					X
UTILITY													
Essential services													
Essential services facilities - city facilities													
Essential services facilities	C	C	C	C	C	C	C	C	C	C	C		
OTHER USES													
Accessory buildings, If the building exceeds the pertinent standards specified in Subdivision 9.6, A : d	C												
Temporary structures	C												

Table 11.0 A: Land Use Table
Commercial and Other Districts

														Supplemental Regulations
RESIDENTIAL														
Apartments as an accessory use	C													
Apartments , if located above the street level in nonresidential structures		C	C	C										
Dwellings: multiple,,family dwellings of five (5) or more units as a standalone use or as a mixed-use with other commercial uses														
Model homes associated with allowable apartment			C	C										
Senior housing with services. The City Council may impose conditions limiting the number of residents in a facility used to provide senior housing with services to the extent necessary to ensure that the Use does not have an	C													
COMMERCIAL														
Service Uses														
Offices of a general nature	p	p	P	p	p	p	p							

Professional services		p	p	p	p	p							
Clinic	p	p	p			p	p						
Bank or financial institution				p	p								
Business services					p	p							
Personal services	p	p	p	p	p	p							
Tattoo, body piercing or body art establishment					C								
Funeral Home				p	p								
Small package delivery services										c			
Adult Oriented Uses													
Adult oriented use - principal and accessory													x
Adult oriented use — accessory.	p	p		p	p								x
Day Care Uses													
State licensed day care facility				p	p					c			x
Animal Related Uses													
Animal shelter	C												
Small animal (i.e. dogs, cats, etc.) grooming service	C	C											
Small animal veterinary clinic	C	C	C	C	C	C							
Pet shop, small domestic animals (i.e. dogs and cats, etc.)		C											
Retail Uses													
Retail Establishment		p	p	p	p	p							
Outdoor merchandise sales				C	C	C	C						x
Shopping centers				C	C	C							
Pawnshops						C							
Repair services such as jewelry, radio, and television repairs but not auto repairs		p	p			p	p						
Seasonal market													
Restaurant and Liquor Uses													
Bakeries				p	p	p	p						
Restaurants: fast food or carry out													
Restaurants: sit down					p	p							
Restaurant drive -thru					C	C							
Liquor store				p	p	p							

School Specialty or Personal Instruction				p	p							
College												
Public Use	C	C	p	p	P	p		p	p			
UTILITY USES												
Essential services	p	P	p	p	p			p	P	p	p	
Essential services facilities city facilities	p	P	P	P	p			p	P	p	p	
Essential service facilities	c	C						C	C			
Solar energy devices not an integral part of the principal structure, pursuant to Subdivision 9.4, B: Solar Equipment and Solar Ri hts								C				x
Wind energy conversion systems (WECS) pursuant to Subdivision 9.4, A: Wind Energy Conversion Systems (WECS)										C		x
OTHER												
Parking lot as a principal use	C											
Temporary construction building, pursuant to Subdivision 9.5 B: Tem ora Construction Buildin	p	p	p	p	p	p	P	p	p			x
Temporary real estate offices associated with allowed a artments			C	C								x

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-08
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.4 RELATED TO LOW DENSITY RESIDENTIAL ZONING
DISTRICTS**

Section 11.4 is amended to remove references to specific permitted and conditional uses, and to include language that the permitted and conditional uses in the RI-A, RI -B, RI-C and RI -D Districts can be found in *Table 11.0 A: Land Use Table*, located in *Subdivision 11.1* and deleted the existing other uses.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-09
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.2, AGRICULTURAL ZONING DISTRICT**

Section 11.2 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the A-Agricultural District can found in the table *11.0 A: Land Use Table*, located in *Subdivision 11.1*,

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-10
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.7 RELATED TO THE R3 - MEDIUM DENSITY SINGLE FAMILY
ATTACHED RESIDENTIAL ZONING DISTRICT**

Section 11.7 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the R3-Medium Density Single-Family Attached Residential District can be found in *Table 11.0 A: Land Use Table*, located in *Subdivision 11.1*. Language is added that for a riparian lot, the front yard setback shall be either the minimum setback from the Ordinary High Water Level as prescribed by the Shoreland Overlay District, or the prevailing front setback as described in (1) and (2) above, whichever is greater and establishes that the Minimum Principal Building Setback from Interior Side Lot Line is ten percent (10%) of the lot width, with a minimum side yard setback of six (6) feet,

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-11
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.5 RELATED TO THE RI-E HISTORIC MAHTOMEDI DISTRICT**

Section 11.5 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the R1-E Historic Mahtomedi District can be found in *Table 11.0 A: Land Use Table*, located in *Subdivision 11.1*. Language related to adjustment to standards is revised to read include that a conditional use permit may be used for adjustments to standards for a

project that comprises up to thirty percent (30%) building footprint expansion and /or up to fifty percent (50%) increase in the assessed value of the structure as determined by the Washington County Assessor.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-12
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.3 RELATED TO THE RURAL RESIDENTIAL ZONING DISTRICT**

Section 11.3 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the RR-Rural Residential District can found in the table *11.0 A: Land Use Table*, located in *Subdivision 11.1*.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-13
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.6 RELATED TO THE R2 MEDIUM DENSITY RESIDENTIAL
ZONING DISTRICT**

Section 11.6 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the R2-Medium Density Residential District can found in the table *11.0 A: Land Use Table*, located in *Subdivision 11.1*.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-14
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.8 RELATED TO THE R4 HIGH DENSITY MULTIPLE-FAMILY
RESIDENTIAL DISTRICT**

Section 11.8 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the R4,,High Density Multiple-Family Residential District can found in the table *11.0 A: Land Use Table*, located in *Subdivision 11.1*, The ordinance also changes the minimum lot area (Net Land) requirement from four thousand, three hundred, fifty six (4,356) square feet per unit to one thousand, seven hundred, forty-two (1,742) square feet per unit and removes language related to decreasing lot area/unit to 3,100 square feet upon approval of a conditional use permit. The maximum building density (units per acre) is revised from ten units/net developable acre to twenty-five (25) units/net developable acre, and removes language that upon approval of a conditional use permit, the density may be increased to 20 units per net developable acre.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-15
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.07, SUBD. 4.0(G) RELATED TO WETLAND BUFFER STANDARDS**

Section 11.07, subd 4.0(G) is amended to state that buffer requirements shall comply with a renamed Table 4.0-1 ; Management Classifications and Buffer Widths; renames the management classifications

for wetlands •to Preserve, Manage 1 , Manage 2, and Mange 3; and amends Figure 4.0-B to show an illustration of a Manage 2 wetland buffer and monument placement.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-16
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.11 RELATED TO THE BI OFFICE BUSINESS DISTRICT**

Section 11.11 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the BI-Office Business District can found in the table *11.0 A: Land Use Table, located in Subdivision 11.1.*

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-17
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.12 RELATED TO THE B2 LIMITED BUSINESS DISTRICT**

Section 11.12 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the B2-Limited Business District can found in the table *11.0 A: Land Use Table, located in Subdivision 11.1.*

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-18
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.13 RELATED TO THE B3 DOWNTOWN BUSINESS DISTRICT**

Section 11.13 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the B3-Downtown Business District can found in the table *11.0 A: Land Use Table, located in Subdivision 11.1.*

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-19
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.14 RELATED TO THE GENERAL BUSINESS DISTRICT**

Section 11.14 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the B4-General Business District can found in the table *11.0 A: Land Use Table, located in Subdivision 11.1.*

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-20
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.15 RELATED TO THE B5 INTERSTATE AND GENERAL BUSINESS DISTRICT**

Section 11.15 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the B5-Interstate and General Business District can found in the table *11.0 A: Land Use Table*, located in *Subdivision 11.1*.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-21
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.16 RELATED TO THE VILLAGE MIXED-USE DISTRICT**

Section 11.16 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the VMU-Village Mixed-Use District can found in the table *11.0 A Land Use Table*, located in *Subdivision 11.1*. References to VMU were updated to VMU-Village Mixed Use, and changes were made to the total number of dwelling units allowed in a VMU-Village Mixed-Use development, to allow twelve to twenty-five (12-25) dwelling units per acre instead of 10-30, as outlined in the City's Comprehensive Plan.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-22
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.21 RELATED TO THE 1B INDUSTRIAL/BUSINESS PARK DISTRICT**

Section 11.21 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the IB-Industrial/Business Park District can found in the table *11.0 A: Land Use Table*, located in *Subdivision 11.1*.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-23
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.27 RELATED TO THE P - PARK LAND/PUBLIC ZONING DISTRICT**

Section 11 .27 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the P-Park Land/Public Zoning District can found in the *table 11.0 A: Land Use Table*, located in *Subdivision 11.1*.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-24
AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION
11.28 RELATED TO THE PB - PUBLIC BUILDINGS ZONING DISTRICT**

Section 11.28 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the PB-Public Buildings Zoning District can found in the table *11.0 A: Land Use Table*, located in *Subdivision 11.1*.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-25**

AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION 11.26 RELATED TO THE MU - MIXED USE ZONING DISTRICT

Section 11.26 is amended to: remove references to MU-PUD Mixed Use Planned Unit Development and revised to refer to the MU-Mixed Use Zoning District. 11.26(C) is amended to delete the requirement that when fully developed, the District shall have at least 80 mixed include dwelling units, of which at least fifty percent (50%) shall be owner-occupied units. Section 11.26(F) is amended to read as follows: The Mixed Use District is intended for a horizontal or vertical mix of uses that include both residential and nonresidential uses. While no specific allocation is required, the City expects that the percentage and arrangement of uses embodies a village atmosphere and does not significantly increase traffic in the area. The PUD process allows flexibility if, when fully developed, the District has at least the minimum requirement of dwelling units as described in Subpart C: Required Dwelling Units of this Subdivision.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-26**

**AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.29 RELATED TO THE C- CONSERVATION DISTRICT**

Section 11.29 is amended to remove references to specific permitted and conditional uses and to include language that the permitted and conditional uses in the C-Conservation District can found in the table 11.0 A: *Land Use Table*, located in *Subdivision 11.1*.

**CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2021-27**

**AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11,
SECTION 11.0 RELATED TO ZONING DISTRICT REGULATIONS**

Section 11.0 is amended to renumber sections E-F, including the addition of section G which reads as follows:

E. Zoning District Standards Table. 11.0 B: *Zoning District Standards table*, at the end of this Section/Subdivision presents a table that is intended to show the various zoning requirements across all districts. This table is intended for general reference only. If a conflict exists between the information presented in the zoning district standards table and the information specified in the text of the districts described in this Subdivision of this Ordinance, the text of the districts shall take precedence over the table.

It is hereby determined that publication of the ordinance titles and summaries will clearly inform the public of the intent and effect of Ordinance Nos. 2021-04 through 2021-27. A copy of the entire Ordinances shall be posted at the Mahtomedi City Hall, located at 600 Stillwater Road, Mahtomedi, MN 55115.

It is hereby directed that only the above title and summary of the Ordinances be published, conforming to Minn. Stat. § 33 IA.OI, with the following:

NOTICE

Printed copies of the full text of Ordinance Nos. 2021-04 through 2021-27 are available for inspection by any person during regular office hours at the office of the Mahtomedi City Clerk, Mahtomedi City Hall, 600 Stillwater Road, Mahtomedi, MN 55115, by standard mail, or by electronic mail.