



Meeting Agenda
City of Mora, Planning Commission
5:30 p.m. Monday, October 2, 2023
Mora City Hall

Mora City Hall
101 Lake Street S
Mora, MN 55051
Kanabec County,
Minnesota

City of Mora Code of Ordinances, Chapter 32: The role of the Planning Commission is to serve the City Council in an advisory capacity on matters relating to citizen requests for action, zoning changes and review, Comprehensive Plan reviews, capital improvement reviews, and other actions as deemed necessary to carry out the functions of a pro-active Planning Commission.

1. Call to Order
2. Roll Call: ☐ Jody Anderson ☐ Sheldon Shepard ☐ Lance Strande
 ☐ Sara Treiber ☐ Tim Dahlberg
3. Adopt Agenda *(No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.)*
4. Minutes
 - a. Approve minutes from September 11, 2023
5. Open Forum
(Individuals may address the committee about any item not contained on the regular agenda. There is a maximum of fifteen (15) Minutes set aside for open forum. A maximum of three (3) minutes is allotted per person. The Planning Commission will take no official action on items discussed at the forum, with the exception of referral to staff for future report.)
6. Old Business: (none)
7. Public Hearings:
 - a. Conditional Use Permit (CUP) Request for solar system at 413 Cardinal St.
 - i. Recommend approval/denial of request (Resolution PC 2023-0911)
8. New Business
 - a. Preliminary discussion regarding dog training facility in the B-1 District
 - b. Preliminary discussion regarding former Mora High School site
9. Reports
(In addition to the items listed below, each board and staff member will be given the opportunity to share information.)
10. Adjournment
The next meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, Nov. 13, 2023.**

City of Mora Planning Commission
Minutes
5:30 p.m. Monday, September 11, 2023
Mora City Hall, 101 Lake St, Mora, MN 55051

Pursuant to due call and notice thereof Sheldon Shepard called to order the regular meeting of the Planning Commission at 5:34 p.m. Monday, September 11, 2023, in the Mora City Hall council chambers.

2. Roll call:

Commissioners present: Sheldon Shepard, Tim Dahlberg, Jody Anderson and Lance Strande

Commissioners absent: Sara Treiber

Staff present: City Administrator Glenn Anderson, Public Works Director Joe Kohlgraf, Community Development Director Kirsten Faurie

3. Adopt Amended Agenda: MOTION made by Dahlberg, seconded by Strande and unanimously carried to adopt the agenda as presented.

4. Approval of Minutes: MOTION made by Dahlberg, seconded by Strande and unanimously carried to approve the July 10, 2023 minutes as presented.

5. Open Forum: No one spoke during open forum

6. Public Hearings: None

7. Other Business:

- a. Discuss potential truck weight restrictions on city streets: The commission discussed issues of commercial truck traffic along Maple Avenue East as drivers make deliveries to industrial businesses. The residential street is unique in that it is sandwiched between two industrial zones. Residents asked the city make an effort to reduce commercial truck traffic along the route. At its Sept. 5 meeting, the City Council tasked the Planning Commission with creation of an ordinance to restrict commercial trucks along Maple Avenue East.

The Commission discussed if an ordinance should apply to a singular street or the entire city; whether or not an ordinance would be effective in accomplishing the goal; and alternative options that could show good-faith to the residents, but not cause hardship for the truck drivers or businesses.

Rather than banning trucks from the street, the Planning Commission made a plan to educate drivers and the businesses about preferred routes for trucks through signage and direct communications. If these efforts do not create a positive result, the Planning Commission will re-consider creating an ordinance.

MOTION by Dahlberg, seconded by Strande and unanimously carried to recommend the city council take the following action:

1. Install "TRUCK ROUTE" signs encouraging drivers to use Highways 23 and 65 to access Industrial Park Road. Staff will install signage near intersections of

**City of Mora Planning Commission
Minutes
5:30 p.m. Monday, September 11, 2023
Mora City Hall, 101 Lake St, Mora, MN 55051**

East Maple Avenue and Industrial Park Road; and East Maple Avenue and North Walnut Street.

2. Direct city staff to encourage Commercial Plastics Inc. to change its address from "Maple Ave. E." to "Industrial Park Road."
3. Direct city staff to communicate directly with the industrial businesses and their drivers, providing letters and maps showing the preferred routes for commercial trucks.

- 8. Reports:** G. Anderson updated the commission regarding complaints of activities taking place at a Maple Avenue East property. G. Anderson said the issue has been addressed and does not expect those activities to continue. G. Anderson reported there have been discussions around adding signage near the intersection of South Union Street and Highway 65/23. The signs would encourage drivers into downtown Mora. Conversations should also be had regarding similar signage near Ole Park.

Shepard expressed concerns about access to Union Street if MnDOT rebuilds the Highway 65/23 corridor. Staff has been communicating with MnDOT and have been advocating for good access to Union Street. Staff encouraged commission members to communicate their concerns directly to MnDOT through the MnDOT website.

J. Anderson noted some of the city's ordinances are outdated and need modernizing. J. Anderson suggested the Planning Commission work with the city attorney to start going through the ordinances. The commission's consensus was to begin slowly working through the ordinances, especially when there is not other business for the commission to address.

- 9. Adjournment:** MOTION to adjourn by Dahlberg, seconded by Anderson, and unanimously carried to adjourn the Planning Commission meeting at 6:20 p.m. The next regular meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, Oct. 2, 2023.**

Commission Chair

Attest: _____

Kirsten Faurie
Community Development Director



MEMORANDUM

TO: Planning Commission
 FROM: Kirsten Faurie, Community Development Director
 SUBJECT: Public Hearing - Conditional Use Permit to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District
 DATE: October 2, 2023

SUMMARY

The Planning Commission will conduct a public hearing to consider a request for a Conditional Use Permit to allow a Solar Energy System to be located in the R-1 Single Family Residential District.

SITE & APPLICATION INFORMATION

Applicant:	Camila Rodriguez, Solcius
Property Owner:	Robert Gilbert
Location:	413 Cardinal St. Mora, MN, 55051
Current Zoning:	R-1 Single Family Residential District
Adjacent Zoning:	North: R-1 Single Family Residential District South: R-1 Single Family Residential District East: R-1 Single Family Residential District West: R-1 Single Family Residential District
Comp. Plan Designation:	Low Density Residential
Date Application Complete:	September 12, 2023
Public Hearing Conducted:	October 2, 2023
60-Day Review Period:	November 11, 2023

DISCUSSION

Camila Rodriguez of Solcius, applicant, and Robert Gilbert, property owner, have applied for a Conditional Use Permit (CUP) to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District. The subject site is located at 413 Cardinal St. The proposed project includes the installation of a 3.8kW ac solar array, including nine photovoltaic modules mounted on the roof of the home.

The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. As such, the city has developed standards for the reasonable capture and use of solar energy and related systems. The Zoning Code provides general standards for *Solar Energy Systems* and those standards which are applicable to the proposed system include:

Electrical

- An exterior utility disconnect switch shall be installed at the electric meter serving the property.
- Solar energy systems shall be grounded to protect against natural lightning strikes in conformance with the National Electrical Code as adopted by the State of Minnesota.
- No solar energy system shall be interconnected with the local electric utility company until the utility company has reviewed and commented upon it. The interconnection of the solar energy

system with the utility company shall adhere to the National Electrical Code as adopted by the State of Minnesota.

Color

- All roof mounted solar energy systems shall use colors that are the same or similar with the color of the roof material of the building on which the system is mounted.

Location – Roof Mounting

- The solar energy system shall comply with the maximum height requirements of the applicable zoning district.
- The solar energy system shall not extend beyond the perimeter of the exterior walls for the building on which it is mounted and must meet the setback requirements for the zoning district.
- The solar energy system shall be located as to minimize glare directed toward an adjoining property or street.

The proposed *Solar Energy System* has been reviewed by city and utility staff as well as the city’s electrical engineer. Staff finds that the proposed system complies with the general standards for roof mounted Solar Energy Systems and no concerns have been identified.

The property owner is required by the Zoning Code and the state to enter into an interconnection agreement with the local electric utility company (MMU) and obtain a building permit prior to installation. The applicant submitted an interconnection application and the city’s electrical engineer has approved the application.

A public hearing notice was published in the Sept. 21 edition of the *Kanabec County Times* and notices were mailed to all property owners within 350 feet of the subject property. Staff did receive one written comment regarding the proposed project: The owners of 504 Jewel St. were in favor of and supported the project.

FINDINGS

Zoning Code Section 150.036 (Conditional Uses), Subd. E (Standards) states that, “In considering an application for Conditional Use Permit, the Planning Commission shall make its recommendation upon the finding that the application complies with each of the standards set forth below and, where applicable, any conditional standards for specific uses set forth in the provisions of a specific zoning district.” The city shall not grant a Conditional Use Permit without making certain findings. The criteria required for the granting of Conditional Use Permits are listed below with proposed findings for the Planning Commission’s consideration.

Criteria #1 The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use.

Finding #1 *The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. Further, the Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.*

Criteria #2 Finding #2	The use is in keeping with the Comprehensive Plan and the policies thereof. <i>The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.</i>
Criteria #3 Finding #3	The use will not cause undue traffic congestion or hazards. <i>Given that the proposed Solar Energy System is a flush-mount system located on a structure roof, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.</i>
Criteria #4 Finding #4	The use will be adequately served by public utilities and all other necessary public facilities and services. <i>The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.</i>
Criteria #5 Finding #5	The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties. <i>The proposed Solar Energy System is a flush-mount system located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.</i>
Criteria #6 Finding #6	The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land. <i>The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.</i>
Criteria #7 Finding #7	The use will not jeopardize the public's health, safety or general welfare. <i>There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.</i>

OPTIONS

1. Recommend approval of the Conditional Use Permit with conditions as presented or amended.
2. Recommend denial of the Conditional Use Permit, providing specific reasons for the recommendation of denial for the written record.
3. Make no recommendation at this time, deciding to either continue the public hearing for additional public comment or table the request for further consideration.

STAFF RECOMMENDATION

Staff recommends approval as presented.

ACTION REQUESTED

Motion to approve Resolution No. PC 2023-0911 as presented or amended.

ATTACHMENTS

1. Site plan showing placement of proposed Solar Energy System
2. Proposed Resolution No. PC 2023-0911

RESOLUTION NO. PC 2023-0911

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING A
SOLAR ENERGY SYSTEM TO BE LOCATED IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
AS REQUESTED BY CAMILLA RODRIGUEZ, SOLCIUS LLC**

WHEREAS, Camila Rodriguez of Solcius, applicant, and Robert Gilbert, property owner, submitted an application dated received July 31, 2023 and considered complete on September 12, 2023 for a Conditional Use Permit allowing a *Solar Energy System* to be located in the R-1 Single Family Residential District; and

WHEREAS, the subject property is located at 413 Cardinal St., and

WHEREAS, the subject property is legally described as:

PID 22-07600-00

Lot Two (2), Block One (1), Fox Run 2nd Addition, Kanabec County, Minnesota.

WHEREAS, notice was provided and on Sept. 18, 2023, the Planning Commission conducted a public hearing regarding this application, at which it heard from the Community Development Director and invited members of the public to comment; and

WHEREAS, the Planning Commission has made the following findings as required by Zoning Code §150.036 Conditional Uses, Subd. E Standards:

- | | |
|-------------|---|
| Criteria #1 | The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use. |
| Finding #1 | <i>The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. Further, the Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.</i> |
| Criteria #2 | The use is in keeping with the Comprehensive Plan and the policies thereof. |
| Finding #2 | <i>The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.</i> |
| Criteria #3 | The use will not cause undue traffic congestion or hazards. |

<i>Finding #3</i>	<i>Given that the proposed Solar Energy System is a flush-mount system located on a structure roof, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.</i>
Criteria #4	The use will be adequately served by public utilities and all other necessary public facilities and services.
<i>Finding #4</i>	<i>The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.</i>
Criteria #5	The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties.
<i>Finding #5</i>	<i>The proposed Solar Energy System is a flush-mount system located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.</i>
Criteria #6	The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
<i>Finding #6</i>	<i>The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.</i>
Criteria #7	The use will not jeopardize the public's health, safety or general welfare.
<i>Finding #7</i>	<i>There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.</i>

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, AS FOLLOWS:

That the Planning Commission recommends approval of the Conditional Use Permit with the following conditions:

1. The Solar Energy System shall be installed in conformance with the plans and specifications dated received September 12, 2023. Any major deviation, as determined by city staff, shall require further review and approval by the City Council.
2. The property owner is required to enter into an interconnection agreement with Mora Municipal Utilities.
3. The applicant and/or property owner shall coordinate with Mora Municipal Utilities electric utility staff regarding:
 - a. Installation and location of required visible, lockable disconnect and metering equipment and associated labeling.
 - b. Verification of inverter equipment and related protection per submittal.
 - c. Acceptance testing of the installation prior to commercial operation.
4. A service / meter upgrade may be necessary. The expense of equipment and labor shall be the responsibility of the property owner.
5. The Solar Energy System shall be certified by Underwriters Laboratories, Inc. and comply with the requirements of the International Building Codes and Minnesota State Building Codes.

6. Issuance of a building permit is required prior to installation. The manufacturer's specifications must be submitted with the building permit application.
7. The manufacturer's specifications must be on-site and available to city and utility staff at all times during installation and inspections.
8. If the property owner re-roofs the structure at any time while the solar panels are located on the roof, the color of the new roofing materials must be the same as or similar to the color of the solar panels.
9. This Conditional Use Permit shall be utilized and all conditions shall be met within one year of recording or the Conditional Use Permit shall become null and void.
10. If the Solar Energy System becomes inoperable for 12 successive months, the system shall be deemed abandoned and a public nuisance. The property owner shall remove the abandoned system and all associated equipment at their expense after obtaining a demolition permit. Removal must be completed within 90 days following the 12 month period.

Adopted by the Planning Commission of the City of Mora, Minnesota, this 2nd day of October, 2023.

Sheldon Shepard _____
Lance Strande _____
Jody Anderson _____

Sara Treiber _____
Tim Dahlberg _____

Sheldon Shepard
Chair

ATTEST: _____
Kirsten Faurie
Community Development Director



MEMORANDUM

Date October 2, 2023
To Planning Commission
From Kirsten Faurie, Community Development Director
RE Dog-training facilities

SUMMARY

The Planning Commission will have preliminary discussion regarding dog-training facilities

OPTIONS IMPACTS

A property owner in the city of Mora's B-1 Central Business District is interested in opening a dog-training facility. Mora's Land Use ordinances contain guidance for pet shops, pet grooming, vet clinics, and kennels – but not specifically dog training.

Before the owner applies for a text amendment, staff is asking the Planning Commission to express its preferences for amendments to the city ordinances regarding pet services.

If this property owner were to proposed a text amendment to allow dog training in the B-1 Central Business District could be achieved in a couple different ways including:

- A. Changing the definition of "Kennel" to include a facility that trains dogs.
 - a. City of Mora Definition:
***KENNEL.** Any lot or premises or portion thereof on which four or more dogs and/or cats over six months old are owned, boarded, bred or offered for sale. This definition shall not include pet shops, veterinary clinics, the keeping of farm animals or fowl, commercial stables or other such uses regulated herein.*
 - b. Pine City Definition re: Commercial Kennels:
***Kennel** means any place which operates to provide for boarding, training, confining or otherwise caring for or providing service to dogs, cats or any other domestic pets. This definition includes any place where more than two female dogs, cats or other domestic pets are kept for breeding purposes.*
- B. Broadening the Permitted and/or Conditional uses to include dog training or other pet services (see attached list of B-1 Permitted and Conditional uses)

RECOMMENDATIONS

Discuss if the Planning Commission has preferences for amendments to the city ordinances regarding pet services, specifically dog training

Attachments

City of Mora B-1 Central Business District Permitted and Conditional Uses

§ 150.131 PERMITTED USES.

Within the B-1 Central Business District no structures or land shall be used except for one (1) or more of the following uses.

(A) *Parks, parking lots, etc.* Public parks, parking lots, and walkways.

(B) *Retail sales, services, and businesses.* The following retail sales, services, and businesses:

- (1) Antique or gift shop;
- (2) Appliance store;
- (3) Art and school supplies;
- (4) Auto accessory store;
- (5) Bakery goods sales and baking of goods for retail sale on premises;
- (6) Banks, loan companies;
- (7) Barber shop;
- (8) Bars and taverns;
- (9) Beauty shop;
- (10) Bicycle sales and repair;
- (11) Books, office supplies and stationary store;
- (12) Candy, ice cream, popcorn, nuts, frozen desserts and soft drinks, but not of the drive-in type;
- (13) Camera and photo supplies and studio and film processing;
- (14) Carpet and rugs and floor covering;
- (15) Commercial recreation such as bowling alleys, billiard halls, etc.;
- (16) Delicatessen;
- (17) Drug store;
- (18) Dry cleaning pick-up stations and laundry pick-up stations including pressing;
- (19) Dry goods store;
- (20) Essential service structures;
- (21) Electrical and gas appliance store including incidental repair and assembly but no fabrication or manufacturing;
- (22) Fraternal organizations and civic clubs;
- (23) Frozen food store including locker plant;
- (24) Furniture store including upholstery when conducted as a secondary use;
- (25) Grocery store;
- (26) Offices, administrative, executive, professional, governmental, medical, research;
- (27) Florist shop;
- (28) Printing shops and newspaper offices;
- (29) Plumbing and heating - showrooms and shops (no outside storage);
- (30) Restaurant;
- (31) Shoe store and repair;
- (32) Sporting goods;
- (33) Tailor shop;
- (34) Theater, not of the drive-in type;
- (35) Toy store;
- (36) Variety store;
- (37) Wearing apparel;

(38) Pawn shops and second hand shops;

(39) Pet shop or pet grooming, provided no animals are maintained or displayed outside of the building;

(40) Body art establishments;

(41) Fitness centers; and

(42) Public and semi-public buildings. Including, but not limited to, city/town halls, county courthouses and related functions, fire and police stations, post offices and libraries.

(C) *Uses not listed.* Other residential and commercial uses determined by the Planning Commission and City Council to be of the same general character as identified permitted and conditional uses and found not to be detrimental to the general public's health, safety, and welfare. The use will be placed in the permitted or conditional use category based upon its compatibility to those uses listed.

(Ord. 395, passed 7-6-2010) Penalty, see § 150.999

§ 150.132 CONDITIONAL USES.

Within the B-1 Central Business District no structure or land shall be used for the following uses except by conditional use permit:

(A) Permanent outdoor sales.

(B) Auto service or repair.

(C) Auto sales. Auto sales, when conducted within a building.

(D) Farm equipment sales. Farm machinery sales and service.

(E) Multi-family residential structures and residential units that are above, attached or part of the main structure and are clearly secondary in nature to the main use.

(F) Funeral homes and mortuaries.

(G) Veterinary clinics.

(H) Kennels. Any lot or premises or portion thereof on which four (4) or more dogs and/or cats over six (6) months old are owned, bred, boarded or offered for sale. This shall not include pet shops, veterinary clinics or other such uses regulated herein.

(I) Any permitted use in the B-2 district not mentioned as a permitted use in the B-1 district.

(J) Single-family residence. Provided this apply only to parcels which abut upon an R-1, R-3 or R-4 district.

(K) Halfway house for chemically dependent.

(L) Outdoor furnaces and boilers, provided the following conditions are met:

(1) The applicant shall submit a site plan, drawn to scale, showing the location of the proposed outdoor furnace or boiler in relation to existing structures and property lines as well as proposed screening or enclosure.

(2) Outdoor furnaces and boilers shall only be allowed on lots five (5) acres in size or greater. If the lot is divided in the future, so as to be less than five (5) acres, the outdoor furnace shall be removed.

(3) Outdoor furnaces and boilers shall be set back a minimum of fifty (50) feet from all property lines when abutting a residential district. When the property does not abut a residential district, the furnace shall comply with minimum setback requirements of the zoning district it is within.

(4) No burning materials shall be stored within five (5) feet of the principal structure and materials shall be stored in an orderly fashion.

(5) The outdoor furnace or boiler must be enclosed in a structure or screened with fencing and/or other materials as approved by the City Council.

(6) When the outdoor furnace or boiler is enclosed in a structure, the structure shall generally match the exterior of the principal structure.

(7) When the outdoor furnace or boiler is enclosed in a structure, the structure shall not count against the allowable square footage for future accessory structures, as long as it strictly serves as an enclosure for the furnace or boiler and the structure does not exceed one hundred (100) square feet in size.

(8) If the outdoor furnace or boiler is to be replaced, it shall meet the city and/or state requirements in place at that time.

(9) The outdoor furnace or boiler shall be UL Listed, or certified per the State Building Code, and the applicant shall follow all manufacturer specifications.

(10) If the outdoor furnace or boiler is taken out of service for a period of one (1) year or more, the permit shall become

null and void and the unit and enclosure shall be removed from the property.

(M) Bed and breakfast inn, provided the following are adhered to:

(1) Off-street parking shall be provided in accordance with the parking requirements of §150.500. A minimum of one (1) off-street parking space per guest room shall be provided in addition to the parking requirements for the zoning district in which the facility is located. Off-street parking is to be screened from the surrounding residences.

(2) Signs shall be in accordance with the sign requirements in §150.213 and meet the requirements for the zoning district that the business is located within. (Identifying signs to be not more than four (4) square feet in total, located on the building and consistent with the character of the building).

(3) A maximum of five (5) units may be established in a structure.

(4) A bed and breakfast establishment shall show proof of inspection or proof of proper operating licenses by the state and/or country.

(5) All guest rooms shall be contained within the principal structure.

(6) Dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests.

(7) The maximum stay for guests shall be fourteen (14) days within a thirty (30) day period.

(8) The inn shall comply with all applicable laws, rules, and regulations governing its existence and operation, including, but not limited to, the State Building Code, the State Fire Code, and the State Health Code.

(9) A conditional use permit shall be terminated upon occurrence for the following:

(a) Non-compliance with the provisions of these provisions.

(b) Transfer of ownership of said property from the owner/operator.

(c) The creation of a condition which adversely affects the health, safety, or general welfare of the city or its residents.

(10) The owner or operator shall reside on the property or submit a management plan for approval as part of the conditional use permit.

(N) Churches and other places of worship.

(O) Government buildings. Including, but not limited to, city/town/county/state garages, city/town/county/state utility structures and operations, and jails/correctional facilities.

(P) Health care facilities. Including hospitals, clinics, nursing homes and other similar health care facilities.

(Q) Schools and related functions.

(R) Shopping center. Any contiguous group of two (2) or more retail stores or service establishments, comprising ten thousand (10,000) or more square feet of floor area which provides off-street parking utilized in common by patrons.

(S) Recreational centers.

(T) Land reclamation. See § 150.015.

(U) Mining. See § 150.016.

(V) Gas stations.

(Ord. 395, passed 7-6-2010; Am. Ord. 453, passed 10-17-2017) Penalty, see § 150.999

School site holds development potential

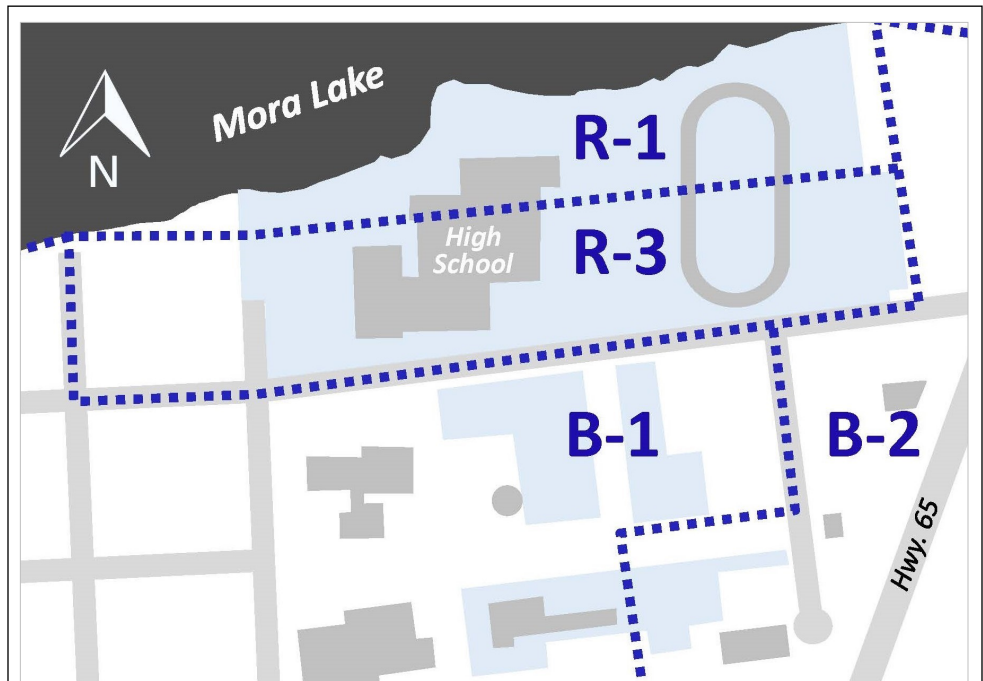
COMMUNITY DEVELOPMENT

Congratulations to Mora Public Schools on the construction and opening of the new Mora High School! For those who have not seen it, it is an impressive structure and a beautiful addition to the city. With the new high school open, one question has been swirling throughout the community: *What is going to be developed at the old school site on Maple Avenue?*

The Mora School District has indicated it intends to sell much of its property along Maple Ave. How to sell the property and to whom is up to the school district. Interest in purchasing the land has grown amongst property developers who have visited the Mora area in recent months.

Since the city does not own the land, its ability to direct what is developed in the area is largely limited to how the land is zoned

The city is divided into different land-use zones, each are designated for different activities, such as residential, industrial, or general business. The majority of the school's property is currently zoned for residential use.



LEGEND:



Land Owned by Mora Public Schools



Zoning District Boundary

The city is divided into different zones where some land uses are allowed and others are prohibited. The zoning districts are established by the Mora Planning Commission and City Council. Land owned by Mora Public Schools (shown in pale blue) near Mora Lake exists in four different zones:

R-1 Single-Family Residential District is mostly designated for uses like single-family homes, duplexes, churches, cemeteries, parks, etc.

R-3 Multiple Dwelling District is similar to the R-1 district, but also allows for larger residential facilities like apartment buildings and nursing homes.

B-1 Central Business District focuses on creating a pedestrian-oriented, compact center for retail sales, services, and offices while discouraging highway-oriented uses.

B-2 General Business District allows commercial activities like the B-1 District and encourages highway-oriented uses like farm machinery sales, gas stations, and motels.