

ORDINANCE NO. 486

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORA, MINNESOTA, AMENDING TITLE XV LAND USAGE, CHAPTER 150 ZONING, RELATED TO LAND USE REGULATIONS IN R-1 AND R-3 DISTRICTS

THE CITY COUNCIL OF MORA, KANABEC COUNTY, MINNESOTA ORDAINS:

Section 1. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.060 (G) is amended by adding the underlined language and deleting the strikethrough language as follows:

(G) Every new single-family dwelling ~~must~~ may construct a garage with a minimum size of two hundred forty (240) square feet. Every new two-family dwelling ~~must~~ may construct one (1) or two (2) garages with a total minimum size of four hundred eighty (480) square feet. ~~The garage(s) must be constructed before a final certificate of occupancy will be granted.~~

Section 2. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.065(C) is amended by adding the underlined language and deleting the strikethrough language as follows:

(C) *Area, frontage, and yard requirements.* The following requirements shall be the minimum permitted in this district:

<i>Area (ft.)</i>	<i>Frontage (ft.)</i>	<i>Height (ft.)</i>	<i>Front Yard Setback (ft.)</i>	<i>Side Yard Setback (ft.)</i>	<i>Rear Yard Setback (ft.)</i>
Single family dwelling lots with public sewer:					
10,000	80 <u>50</u>	30 or 2½ stories, whichever is lesser	30	8	30
Two-family dwelling lots with public sewer:					
12,500	100	30 or 2½ stories, whichever is lesser	30	8	30
Single family dwelling lots without public sewer and water if allowed:					
1 acre	150	30 or 2½ stories, whichever is lesser	30	8	30
Dwellings with zero lot lines with public sewer:					
8,750	70 <u>50 per unit</u>	30 or 2½ stories, whichever is lesser	30	8	30
Utility/storage structures: see § 150.011					
		15 or 2 stories, whichever is lesser		5	10
Detached garages: see § 150.011					
				5	10
See subdivision § 153.057 for corner lot widths.					

Section 3. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.090 (G) is amended by adding the underlined language and deleting the strikethrough language as follows:

(G) Every new single-family dwelling ~~must~~ may construct a garage with a minimum size of two hundred forty (240) square feet. Every new two-family dwelling ~~must~~ may construct one (1) or two (2) garages with a total minimum size of four hundred eighty (480) square feet. ~~The garage(s) must be constructed before a final certificate of occupancy will be granted.~~

Section 4. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.095(B) is amended by adding the underlined language and deleting the strikethrough language as follows:

(B) Area, frontage, and yard requirements. The following requirements shall be the minimum permitted in this district:

<i>Area (sq. ft.)</i>	<i>Area Per Unit (sq. ft.)</i>	<i>Frontage (ft.)</i>	<i>Height (ft.)</i>	<i>Front Yard Setback (ft.)</i>	<i>Side Yard Setback (ft.)</i>	<i>Rear Yard Setback (ft.)</i>	<i>Depth (ft.)</i>
Single family dwelling lots:							
10,000	10,000	80 <u>50</u>	35 or 3 stories, whichever is lesser	30	8	20	125
Two-family dwelling lots:							
12,500	6,250	100	35 or 3 stories, whichever is lesser	30	8	20	125
Two-family dwelling lots with zero lot lines:							
17,500	8,750	140 <u>50 per unit</u>	35 or 3 stories, whichever is lesser	30	8	20	125
Multiple family dwellings:							
As required below	100	35 or 3 stories, whichever is lesser	20	10	20		
Utility/storage structures: see § 150.011							
		20		5	10		
Detached garages: see § 150.011							
		20		5	10		

Section 2. Summary Publication. At least four-fifths of the City Council’s members direct the City Clerk to publish only the title and a summary of this ordinance as follows:

“AN ORDINANCE ADOPTING A TEXT AMENDMENT TO CITY OF MORA CODE OF ORDINANCES, THAT TITLE XV LAND USAGE, CHAPTER 150 ZONING CODE SECTION RELATING TO DISTRICTS R-1 AND R-3 PERTAINING TO MANDATORY GARAGES AND LOT FRONTAGES. It is the intent and effect of this Ordinance to no longer require garages and to reduce the frontage needed to have a buildable lot.”

A printed copy of the ordinance is available for inspection by any person during regular office hours at City Hall.

Section 3. This ordinance becomes effective from and after its passage and publication.

The foregoing ordinance was introduced and moved adoption by Council Member _____ and seconded by Council Member _____.

Voting for ordinance
Voting against the ordinance
Abstained from voting
Absent

Motion carried and ordinance adopted this _____ day of _____, 2022.

Alan Skramstad, Mayor

Attest:

Glenn Anderson, City Administrator