

9-27-2024 PC/BOA Amended Draft

PART I - CODE OF ORDINANCES

Chapter 26 - LAND USE

- (1) **Shoreland District (SD).** The purpose of this district is to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, protect drinking water sources, and provide for the wise use of water and related land resources. The primary use within this district is seasonal and year-round single family residential. Lot dimensions and density limitations are controlled by lake or river classifications. Compatible commercial or water-oriented commercial uses may be allowed as permitted or as conditional uses.
- (2) **Rural Residential-5 (RR-5).** The purpose of this district is to establish and maintain a low density residential district with 5 acre minimum lot sizes outside the shoreland zone, preserving the character of the city and providing a rural single family setting with limited agriculture/forestry uses. The primary use within this district is single family residential and agriculture/forestry. Compatible commercial uses may be allowed as permitted or as conditional uses.
- (3) **Waterfront Commercial (WC).** The purpose of this district is to accommodate commercial uses in the shoreland district where access to and use of a surface water feature is an integral part of the business. The primary uses in this district are marinas, resorts and restaurants with transient docking facilities.
- (4) **Limited Commercial District (LC).** The purpose of this district is to establish and provide a commercial environment with a limited mixture of commercial and office related development and services. A commercial district may be located within or outside the shoreland zone.
- (5) **Downtown Commercial District (DC).** The purpose of this district is to establish and provide a commercial environment with a mixture of commercial and office related development and services and maintain a pedestrian-oriented commercial district consisting of retail, offices and professional services. A downtown commercial district may be located within or outside the shoreland zone.
- (6) **Commercial/Light Industrial District (C/LI).** The purpose of this district is to establish and maintain a district for light industrial purposes with commercial activities which can provide the employment opportunities for the residents of the community, allow for the production and manufacture of goods and products, provide for the retail display and sale of the goods and products manufactured on the site with other related products or services, and provide professional contractor services and related office uses.
- (7) **Sensitive Shoreland (SS).** The purpose of this district is to accommodate limited residential uses, agricultural uses, and forest management activities within the shoreland protection zone while conserving sensitive land areas on which more intensive development would adversely affect water quality, wetlands, lakes, shorelines, slopes, wildlife habitat, biological ecosystems, or scenic and natural values. Density is decreased and performance standards established in order to minimize disturbance of soils and vegetation in the shoreland district, to prevent damage from erosion, floods, siltation and water turbidity, to prevent the loss of vegetation, fish, wildlife and natural habitat, to protect the quality of ground and surface waters, and to conserve natural and scenic areas in the shoreland protection zone. This district can only be designated in shoreland areas determined to be sensitive by the City Council.
- (8) **Corridor Overlay District (CO).** The purpose of the district is to protect and enhance the aesthetics of the City of Crosslake's main entrances and corridors by encouraging sustainable development that respects the environment and upholds the community's northwoods character. Certain land uses are prohibited in this district along with greater regulations on architectural standards to ensure protecting the beauty of Crosslake long term.

Sec. 26-281 Land Use Tables

The following table establishes the permitted, conditional, and allowed uses within the land use districts of the City. Any uses not listed in these tables are prohibited.

For the purposes of this table:

- | | |
|------|-----------------------------------------------------------|
| "P" | means a use requiring a permit |
| "PP" | means a use requiring a permit with performance standards |
| "CU" | means a use requiring a conditional use permit |

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"I"	means an interim use
"A"	means a use that is allowed without a permit but may have performance standards
"SD"	means a shoreland district
"RR-5"	means a rural residential district—5 acre minimum lot size
"WC"	means a waterfront commercial district
"LC"	means a limited commercial district
"DC"	means a downtown commercial district
"C/LI"	means a commercial/light industrial district
"SS"	means a sensitive shoreland district
"CO"	means a corridor overlay district – 400ft from ROW on each side of Cty Rd 16, 3, 66, 36, and 37

LAND USE TABLES	S D	RR 5	S S	L G	D C	W C	C/ LI
(1) Agricultural Uses							
Farm buildings (barns, silo, hay shed, etc.)	P	P	P	P			
Farmland: Crop growing and harvesting	A	A	A	A			
Farmland: Livestock, poultry use, including related buildings	A	A		A			
Forest land: growth, harvest	A	A	A	A		A	A
(2) Residential and Related Uses							
Accessory structure ≤ 1200 sq ft (see Article 36)	P	P	P	CU	CU	CU	CU
Accessory Structure >1200 sq ft (See Article 36)	2+ac = CU	CU	2+ac = CU	CU	CU	CU	CU
Auxiliary quarters/cottage - 24' or wider	PP	PP	PP				
Controlled access lot							
Energy systems assoc. with a principal use (i.e. solar collectors and wind generators under 50KW)*	P/CU*	P		P		P/CU*	P
Garage/Yard Sales (Maximum 3 per calendar year)	A	A	A	A	A	A	A
Group home, detention or correction home (including detoxification center, rehabilitation home, etc.)	CU	CU	CU	CU		CU	
Home business	CU	CU		PP	PP	CU	PP
Home occupation	A	A	A	A	A	A	
Home: assisted living, nursing, supportive care	CU	CU		CU	CU		
Meteorological test station for wind energy conversion systems (WECS)	I	I		I		I	I
Mobile home park or development		CU					
Multi-family dwelling	CU	CU		CU	CU	CU	
Portable or temporary storage structure	P	P	P	P	P	P	P
Single-family dwelling—24' or wider	P	P	P				
Two-family dwelling—duplex	CU	P	CU				
Water-oriented accessory structures	P					P	
(3) Recreational Uses							
Campground, private, or commercial				CU		CU	
Shooting range, fire arms, archery - private				CU			CU
(4) Civic, Educational and Institutional Uses							
Athletic field/stadium; arena				CU			
Cemetery	A	A		A			
Church/Synagogue	P	P	P	P	P	P	
Transient Camps, Church Camps	CU	CU				PP	

*--Type of Permit depends on wind energy tower height and power output

LAND USE TABLES	S D	RR 5	S S	L C	D C	W C	C/ LI
(5) Commercial and Industrial Uses							
Adult uses							CU
Amusement Park				CU			
Athletic club				PP	PP	PP	
Auto body shop				PP			PP
Auto repair shop, lubrication service station				PP	PP		PP
Bank or financial institution				P	P		PP
Beauty shop, barber shop				PP	PP	PP	PP
Bed and Breakfast Residence		CU		PP	PP	PP	
Bowling Lanes				PP	PP	PP	PP
Breeding and boarding of animals				CU	CU		CU
Bulk liquid storage				CU			PP
Business or professional office space				PP	PP	PP	PP
Car wash				PP	PP		PP
Cement/concrete/redi-mix plant, permanent							P
Commercial greenhouse/nursery				PP			PP
Commercial storage building/storage unit rental				CU	CU	CU	CU
Commercial Storage Rental Building(s) containing independent bays > 800 sf				CU	CU	CU	CU
Concrete/asphalt plant, portable				I			PP
Construction and contractor services-carpentry, electrical, plumbing, heating, ventilation, mechanical, flooring, insulation, siding, etc				P	P		P
Day care facility	PP	PP		PP	PP	PP	
Demolition Landfill							CU
Dry cleaners				CU	CU		CU
Event Center (\geq 10 acres in RR5)		CU		CU	CU	CU	CU
Extractive use, mining, gravel pit, aggregate							CU
Funeral home with crematorium				CU			
Funeral Home without crematorium				PP			
Gas station/convenience store with or without fuel sales				PP	PP	PP	
Golf Course				CU		CU	
Industrial park development							CU
Liquor: On and/or off sale				CU	CU	CU	CU
Lumber yard				PP	PP		PP
Manufacturing: light in general, assembly plant, machine shop, welding shop, packaging plant				CU			PP
Marina						CU	
Medical or dental clinic				PP	PP		PP
Miniature golf				PP	PP	PP	PP
Motel/hotel				CU	CU	CU	CU
Outdoor seasonal sales				PP	PP	PP	PP
Over-the-counter print shop				PP	PP		PP
Private clubs and lodges				PP	PP		PP
Race track: horse, auto, motorcycle, go cart							CU
Recycling collection site				I			PP
Rental equipment sales and service				PP	PP	PP	PP

LAND USE TABLES	SD	RR5	SS	LC	DC	WC	C/LI
Repair shop, equipment				PP	PP		PP
Resort						CU	
Restaurant				PP	PP	PP	
Retail store				PP	PP	PP	PP
Sawmill				CU			PP
Sign – on site	P	P	P	P	P	P	P
Studio-art, music, photo, decorating, dance				P	P		
Storage buildings, Commercial				PP		PP	PP
Telecommunication tower							CU
Temporary real estate office/model home	P	P		P	P	P	
Theater				PP	PP		PP
Vehicle, boat, recreational equipment sales				PP	PP	PP	PP
Veterinary clinic				CU	CU		PP
Wholesaling and/or warehousing, freight terminal				PP	PP		PP

*See provisions for "CO" in Sec. 26-381 then refer to underlying districts

Sec. 26-282 Administration of Permits with Performance Standards

- (1) In addition to the general requirements of this Chapter, the Zoning Administrator shall determine specific performance standards in conjunction with applications for those uses and locations where they are allowed. Performance standards may include but are not limited to regulation of:
 - a) Types of business activities allowed;
 - b) Screening or fencing;
 - c) Signs;
 - d) Storage of materials, equipment, and vehicles;
 - e) Hours of operation;
 - f) Parking;
 - g) Waste management;
 - h) Abatement of noise, smoke, and fumes.
- (2) The Zoning Administrator may refer an application to the Development Review Team (DRT) if:
 - a) Additional input on performance standards is needed, or,
 - b) It is determined that a proposed use may impact the health, safety, or general welfare of surrounding properties.
- (3) If, after consulting the DRT, it is determined that the proposed use impacts the health, safety, or general welfare of surrounding properties, the Zoning Administrator shall notify the applicant that the application will be processed as a conditional use according to Article 7 of this Chapter.

Secs. 26-283—26-304 Reserved

ARTICLE 11 SHORELAND DISTRICT STANDARDS

Sec. 26-305 Purpose and Intent

The purpose of this district is to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, protect drinking water sources, and provide for the wise use of water and related land resources. The primary use within this district is seasonal and year-round single family residential. Compatible commercial or water-oriented commercial uses may be allowed as permitted or conditional uses.

(5) Temporary Living Structures and parcels equal to or greater than 20 acres

- a) One Temporary Living Structure (a Tent or Travel Trailer) is allowed without a permit on lots equal to or greater than 20 acres in size without a primary structure and will meet a 50-foot setback from all sides of the property lines and road right of way.
- b) Natural Screening shall be left in place or planted to ensure limited visibility of the temporary living structure from the roadway or adjacent properties.
- c) Temporary living structures such as travel trailers/travel vehicles, etc. are allowed to be stored on a property equal to or greater than 10 acres provided the temporary living structure is licensed. The temporary living structure must be highway ready, meaning on wheels or the internal jacking system, must not be attached to the on-site sewage treatment system, and can only be attached to the site by quick disconnect type utilities commonly used in campgrounds and trailer parks. Any structural additions, including, but not limited to, decks, patios and screened porches will require a land use permit.
- d) A maximum of two additional temporary living structures at one time may be allowed without a permit for no more than 14 total days within a year provided they meet the same restrictions for setbacks and screening as listed in a-b above.

(6) Temporary Storage Structures

- a) One temporary storage structures not to exceed 300 square feet may be allowed with a permit for no more than 210 days within a year provided there is a principal structure on the property.
- b) Temporary storage structures shall meet all structural setbacks, and may not be located over a septic drainfield.
- c) The maximum impervious surface limits for the lot shall not be exceeded.
- d) The structure shall not be used for human habitation.

Secs. 26-347—26-374 Reserved.

ARTICLE 13 COMMERCIAL DISTRICT STANDARDS

Sec. 26-375 Purpose and Intent

The purpose and intent of this article is to support the development of commercial and light industrial districts that will accommodate a wide range of commercial goods and services and maintain the up-north character of the area without degrading the natural resources and to:

- (1) Maximize Crosslake's potential as a healthy community providing for business, residential and recreational opportunities.
- (2) Support a strong, ongoing working relationship between Crosslake, Crow Wing County, and the adjacent Townships in all matters related to planning and the provision of public services.
- (3) Plan for the orderly, efficient and fiscally responsible growth of commercial and industrial development in Crosslake.
- (4) Plan land uses and implement standards to minimize land use conflicts.
- (5) Support development that enhances community character and identity.
- (6) Support the development of a strong, diversified, and growing economic base and create a favorable climate for economic development and ongoing business activities.
- (7) Support the economic viability of the Commercial Districts.
- (8) To encourage lighting that provides safety, utility, and security without glare onto public roads, private residences, and atmospheric light pollution.
- (9) To manage storm water runoff and its associated effects and to provide for the protection of natural and artificial water storage and retention areas, and public waters.

- (10) To treat wastewater to protect public health and safety, and to protect ground and surface water; and;
- (11) To establish reasonable regulation for design, construction, installation, and maintenance of all exterior signs.

Sec. 26-376 Plan Submission Requirements

All commercial site development, structure construction, or parking area modifications shall require the property owner or developer to submit a plan meeting the standards of this Chapter:

- (1) Site plan meeting the standards in Article 13 of this Chapter with setbacks and wetlands identified;
- (2) Landscape, screening, and lighting plan meeting the standards in Article 28 of this Chapter;
- (3) Architectural plan meeting the standards in Article 29 of this Chapter;
- (4) Off street loading and parking plan meeting the standards in Article 26 of this Chapter;
- (5) Storm water management plan according to requirements in Article 20;
- (6) Waste disposal plan meeting Minnesota Rule, Chapter 7035 standards,
- (7) Wastewater treatment plan meeting the standards in Article 31 of this Chapter.

Sec. 26-377 Waterfront Commercial District

- (1) The purpose of this district is to accommodate commercial uses in the shoreland district including marinas, resorts, restaurants, bars, rental units, campgrounds, and related uses on General Development (GD) and Recreational Development (RD) lakes only where access to and use of a surface water feature is an integral part of the businesses.
- (2) **Waterfront Commercial Density and Dimensional Standards.** All commercial lots, structures, and uses in the Waterfront Commercial District created or constructed after March 1, 2015 of this Chapter shall meet the following density and dimensional requirements:

Lake Class	Minimum Lot Area	Minimum Lot Width	Structure Lot Line Setbacks-Residential	Structure Lot Line Setbacks-Commercial	Public Right of Way Frontage	Setback Between Bldgs.	City Street Right of Way setback	County Road Right-of-Way Setback	Maximum Impervious Coverage	Structure Height
GD	5 acres	400'	30'	10'	50'	15'*	15'	35'	35%	35'
RD	5 acres	400'	30'	10'	50'	15'*	15'	35'	25%	35'
NE (existing only)	10 acres	800'	30'	10'	50'	15'*	15'	35'	20%	35'

* Unless using common wall construction

Sec. 26-378 Limited Commercial District

- (1) The purpose of this district is to establish and provide a commercial environment with a limited mixture of commercial and office related development and services. A limited commercial district may be located within or outside the shoreland zone.
- (2) **Limited Commercial Density and Dimensional Standards.** All lots, structures, and uses in the Limited Commercial District created or constructed after March 1, 2015 shall meet the following density and dimensional requirements:

Minimum Lot Area sq. ft.	Minimum Lot Width	Structure Lot Line Setbacks-Residential	Structure Lot Line Setbacks-Commercial	Public Right of Way Frontage	Setback Between Bldgs.	City Street Right of Way setback	County Road Right-of-Way Setback	Maximum Impervious Coverage	Structure Height
20,000	100'	20'	5'	50'	0	15'	35'	50%	35'

(2) Commercial/Light Industrial Density and Dimensional Standards. All lots, structures, and uses in the Commercial/Light Industrial District created or constructed after October 16, 2018 shall meet the following density and dimensional requirements:

Minimum Lot Area Sq Ft	Minimum Lot Width	Structure Lot Line Setbacks-Residential	Structure Lot Line Setbacks-Commercial	Public Right of Way Frontage	Setback Between Bldgs.	City Street Right – of-Way Setback	County Road Right – of-Way Setback	Maximum Impervious Coverage	Structure Height
20,000	100'	30'	5'	100'	10'	35'	35'	50%	35'

Secs. 26-381 Corridor Overlay District Standards

- (1) Corridor Overlay District (CO).** The purpose of the district is to protect and enhance the aesthetics of the City of Crosslake's main entrances and corridors by encouraging sustainable development that respects the environment and upholds the community's northwoods character. Certain land uses are prohibited in this district along with greater regulations on architectural standards to ensure protecting the beauty of Crosslake long term.
- (2)** The standards of the Overlay District are within the boundaries of 400 ft from each side of the road right-of-way of Cty Rd 16, 3, 66, 36, and 37
- (3)** The corridor overlay district prohibits the use of commercial storage, mini/self-storage, and personal storage.
- (4)** Refer to Article 29 for greater architectural standards regulated within this district.

Secs. 26-382—26-412 Reserved

ARTICLE 14 FLOODPLAIN OVERLAY DISTRICT STANDARDS

Sec. 26-412 Statutory Authorization

The legislature of the State of Minnesota has, in Minnesota Statutes Chapter 103F and Chapter 462 delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the City Council of Crosslake, Minnesota, does ordain as follows.

Sec. 26-413 Purpose

- (1)** This Article regulates development in the flood hazard areas of Crosslake. These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this Article to promote the public health, safety, and general welfare by minimizing these losses and disruptions.
- (2)** National Flood Insurance Program Compliance. This Article is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59 -78, as amended, so as to maintain the community's eligibility in the National Flood Insurance Program.
- (3)** This Article is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil

- a) **Shielded fixtures.** No portion of the lamp or lens may extend beyond the housing or shield. All light fixtures shall be directed downward so the source of illumination is not visible.
- b) **Height restrictions.** Commercial lighting fixtures mounted on poles or structures shall have a maximum height of twenty-five feet (25'). Exceptions to this height requirement may be granted by the Zoning Administrator when lighting is located in an area otherwise screened or blocked from view from the residential property, such as lighting on the side of a commercial building opposite the residential property
- c) All commercial outdoor light poles shall be metal, fiberglass, or finished wood.
- (2) **Maximum lighting levels**
 - a) **Commercial.** Any light or combination of lights used for exterior illumination on a commercial or industrial property that cast light on a public street or adjacent residential property shall not exceed one (1) foot-candle (meter reading) as measured from the centerline of said street or at the property line.
 - b) **Residential.** Any light or combination of lights used for exterior illumination on a residential property that cast light on a public street or adjacent residential property shall not exceed one-half (0.5) foot-candles (meter reading) as measured from the centerline of said street or at the property line.
- (3) **Lighting standards for commercial property on riparian lots in the shoreland district.** All commercial zoned property shall comply with the following lighting standards for riparian lots and areas adjacent to a public water:
 - a) The light fixtures shall be directed downward so the source of illumination is not visible and does not extend past property lines or across public waters in excess of the maximum light intensities in Section 26-739 (2).
 - b) In shore impact zones 1 and 2, all lighting independently supported shall be on poles or supports that are a maximum of 24 inches above grade.
 - c) All lighting shall be located only within the access path if installed within shore impact zone 1
 - d) All lighting on docks, lifts, or platforms shall be directed downward so the source of illumination is not visible.
 - e) The height maximum for exterior lighting located in the rear lot zone shall not exceed 25 feet.
- (4) **Lighting standards for residential property on riparian lots in the shoreland district.**
 - a) Light fixtures shall be directed downward so the source of illumination is not visible and the light does not extend past property lines or across public waters in excess of the maximum light levels in Section 26-739 (2), b.
 - b) Lighting in shore impact zones 1 and 2 that is independently supported shall be on poles or supports that are a maximum of 24 inches above grade
 - c) The height maximum for exterior lighting located in the rear lot zone shall not exceed 25 feet.

Secs. 26-740—26-745 Reserved

ARTICLE 29 COMMERCIAL AND RESIDENTIAL ARCHITECTURAL STANDARDS

Sec. 26-746 Purpose and Intent

- (1) **Purpose:** The purpose of this Article is to:
 - a) **Building design, exterior building materials, and colors shall blend into and enhance the City's existing northwoods environment and avoid adverse visual impact.**
 - b) Promote high standards of building and site design in commercial and residential land use districts with the purpose of preserving an atmosphere consistent with the rural/Northwoods character of the City.

- c) ~~Identify exterior building materials to be used in the various commercial and residential land use districts.~~
 - d) Provide a more pleasant pedestrian environment and driving experience.
 - e) Protect and enhance the appeal and attraction of the City to residents, visitors, and tourists, and to serve as a support and stimulus to business and residences.
- (2) **Intent:** The City intends that all projects shall strive toward the highest level of quality in both design and construction. The criteria by which all commercial development and redevelopment in the City shall be judged are:
- a) Consistency with all provisions of the comprehensive plan and City ordinances.
 - b) Complementary physical and visual relationships among existing, new and proposed buildings, park areas and landscape treatments with the intent of creating a cohesive appearance for the entire City.
 - c) Use of appropriate façade proportions, materials, and colors that are compatible with adjacent uses and create a pleasant pedestrian environment and driving experience.

Sec. 26-747 Application

- (1) **Existing buildings.** Facades on buildings in commercial land use districts-existing on March 1, 2015 shall be allowed to continue with the present materials subject to the following criteria: All subsequent additions and exterior alterations to buildings must be constructed with the materials required in this chapter.
- (2) **New buildings.** New buildings in commercial land use districts built subsequent to March 1, 2015 must comply with the design standards set forth in this Article.

Sec. 26-748 – 749 Reserved

Sec. 26-750 Allowable Exterior Materials for Commercial Structures in Commercial Land Use Districts

- (1) Percentages of allowable exterior façade materials shall be calculated excluding windows, doors, and ~~gables~~ except for architectural glass.
- (2) **Waterfront Commercial District.**
 - a. ~~Glass on any front facade shall be a minimum of five percent (5%) with non-front facades consisting of a minimum of two and half percent (2.5%)~~
 - b. Face brick
 - c. Natural stone
 - d. Architectural glass
 - e. Wood finished for exterior use
 - f. Stucco
 - g. Exterior insulation finishing system (synthetic stucco)
 - h. Architectural concrete masonry units shall be limited to a maximum of twenty-five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on non-front facades.
 - i. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front façade, ~~and non-front facades shall be no more than seventy-five percent (75%) of one approved material type, unless there is a differential in color or material~~
 - j. ~~Building design, exterior building materials, and colors shall blend into and enhance the City's existing northwoods environment and avoid adverse visual impact.~~
 - k. ~~Overhang to be a minimum of 24 inches on all sides.~~
 - l. ~~Height to the peak shall be a maximum 35 feet with a roof pitch of 4/12 minimum~~

- m. Other materials may be approved under number 8 of this section.

(3) Limited Commercial District

- a. Face brick.
- b. Natural stone.
- c. Architectural glass.
- d. Wood finished for exterior use
- e. Stucco.
- f. Exterior insulation finishing system (synthetic stucco)
- g. Architectural concrete masonry units shall be limited to a maximum of twenty-five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on non-front facades.
- h. Architectural precast concrete panels.
- i. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front facade.
- j. Plastic sheeting on commercial greenhouses only
- k. Other materials may be approved under number 8 of this section.

(4) Limited Commercial Corridor Overlay District

- a. **Glass on any front facade shall be a minimum of five percent (5%) with non-front facades consisting of a minimum of two and half percent (2.5%)**
- b. Face brick
- c. Natural stone
- d. Architectural glass
- e. Wood finished for exterior use
- f. Stucco
- g. Exterior insulation finishing system (synthetic stucco)
- h. Architectural concrete masonry units shall be limited to a maximum of twenty-five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on non-front facades.
- i. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front facade, **and non-front facades shall be no more than seventy-five percent (75%) of one approved material type, unless there is a differential in color or material**
- j. Plastic sheeting on commercial greenhouses only
- k. **Building design, exterior building materials, and colors shall blend into and enhance the City's existing northwoods environment and avoid adverse visual impact.**
- l. **Overhang to be a minimum of 24 inches on all sides.**
- m. **Height to the peak shall be a maximum 35 feet with a roof pitch of 4/12 minimum**
- n. Other materials may be approved under number 8 of this section.

(5) Downtown Commercial District

- a. **Glass on any front facade shall be a minimum of five percent (5%) with non-front facades consisting of a minimum of two and half percent (2.5%)**
- a. Face brick.
- b. Natural stone.
- c. Architectural glass.
- d. Wood finished for exterior use
- e. Stucco.
- f. Exterior insulation finishing system (synthetic stucco)
- g. Architectural concrete masonry units shall be limited to a maximum of twenty five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on non-front facades

- h. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front façade, and non-front facades shall be no more than seventy-five percent (75%) of one approved material type, unless there is a differential in color or material
- i. Building design, exterior building materials, and colors shall blend into and enhance the City's existing northwoods environment and avoid adverse visual impact.
- j. Overhang to be a minimum of 24 inches on all sides.
- k. Height to the peak shall be a maximum 35 feet with a roof pitch of 4/12 minimum
- l. Other materials may be approved under number 8 of this section.

(6) Commercial/Light Industrial District

- a. Face brick.
- b. Natural stone.
- c. Architectural glass.
- d. Stucco.
- e. Exterior insulation finishing system (synthetic stucco)
- f. Architectural concrete masonry units shall be limited to a maximum of twenty-five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on non-front facades.
- g. Architectural precast concrete panels.
- h. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front façade.
- i. Plastic sheeting on commercial greenhouses only
- j. Other materials may be approved under number 8 of this section.

(7) Commercial/Light Industrial Corridor Overlay District

- a. Glass on any front facade shall be a minimum of five percent (5%) with non-front facades consisting of a minimum of two and half percent (2.5%)
- b. Face brick.
- c. Natural stone.
- d. Architectural glass.
- e. Stucco.
- f. Exterior insulation finishing system (synthetic stucco)
- g. Architectural concrete masonry units shall be limited to a maximum of twenty-five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on non-front facades.
- h. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front facade, and non-front facades shall be no more than seventy-five percent (75%) of one approved material type, unless there is a differential in color or material.
- i. Plastic sheeting on commercial greenhouses only
- j. Building design, exterior building materials, and colors shall blend into and enhance the City's existing northwoods environment and avoid adverse visual impact.
- k. Overhang to be a minimum of 24 inches on all sides.
- l. Height to the peak shall be a maximum 35 feet with a roof pitch of 4/12 minimum
- m. Other materials may be approved under number 8 of this section.

- (8) Other Materials.** Materials not specifically listed may be approved for use by the Zoning Administrator, and/or the Development Review Team and shall review and make recommendations to the Planning Commission/Board of Adjustment regarding the use of those materials

Sec. 26-751 Allowable Exterior Materials for Primary Residential Structures and Accessory Structures in All Land Use Districts

- (1) The following exterior building materials are allowed:
 - a) Face brick
 - b) Natural stone
 - c) Architectural glass
 - d) Wood finished for exterior use including logs and log siding
 - e) Factory fabricated concrete or vinyl siding
 - f) Stucco
 - g) Exterior insulation finishing system (synthetic stucco)
 - h) Architectural concrete masonry units
 - i) Factory fabricated metal panels.

(2) Other Materials. Materials not specifically listed may be approved for use by the Zoning Administrator and/or the Development Review Team shall review and make recommendations to the Planning Commission/Board of Adjustment regarding the use of those materials

Sec. 26-752 Prohibited Materials-Residential

The following exterior building materials are prohibited on residential properties:

- (1) Face materials that rapidly deteriorate or become unsightly such as galvanized metal, unfinished structural plywood, unfinished structural clay tile, canvas, and plastic/vinyl sheeting or other flexible material of a similar nature, except as allowed for Portable or Temporary Storage Structures.
- (2) Sheet metal, plastic or fiberglass siding, unless such siding is a component of a factory fabricated and finished panel and is enhanced with preferred materials.
- (3) Unadorned and/or painted concrete block, except exposed foundation or footing block.
- (4) Neon lighting as part of the architecture of the building or used as accent lighting for the building.

Secs. 26-753—26-761 Reserved

ARTICLE 30 OUTDOOR STORAGE AND SALES

Sec. 26-762 Purpose

The purpose of this Article is to establish regulations to:

- (1) Limit the potential for visual impacts from the outdoor storage of materials and equipment.
- (2) Limit the safety and visual impacts resulting from the bulk storage of petroleum products and chemicals.
- (3) Regulate seasonal outdoor sales associated either with a permanent business or done by transient merchants.

Sec. 26-763 Application Information

- (1) Outdoor storage performance standards in Section 26-764 shall apply to all residential and commercial properties and uses.
- (2) Bulk Storage shall require a conditional use permit in land use districts where it is allowed and comply with the performance standards in Section 26-765.
- (3) Outdoor Seasonal Sales shall require a permit with performance standards in land use districts where it is allowed. Permit applications shall include:
 - a) A general description of merchandise to be offered for sale;
 - b) Total length of time over which sales will take place;
 - c) How sales will be screened from adjacent residential properties, if any;
 - d) Type and number of temporary displays to be erected (greenhouses, tents, temporary structures).
- (4) A permit is not required for:
 - a) Garage/yard sales on private property. No more than three garage sales may be held per year.

GREENHOUSE/NURSERY, COMMERCIAL

A place of business where retail and wholesale gardening products and produce are sold to the consumer. These centers may include a nursery and/or greenhouses, nursery products, nursery stock, potting soil, hardware, hoes, rakes, shovels, and other garden and farm variety tools and utensils.

GROUND WATER

The water contained below the surface of the earth in the saturated zone including and without limitation all waters whether under confined, unconfined or perched conditions in near surface unconsolidated sediment or region or in rock formations deeper underground. The term ground water shall be synonymous with underground water.

GROUP HOME

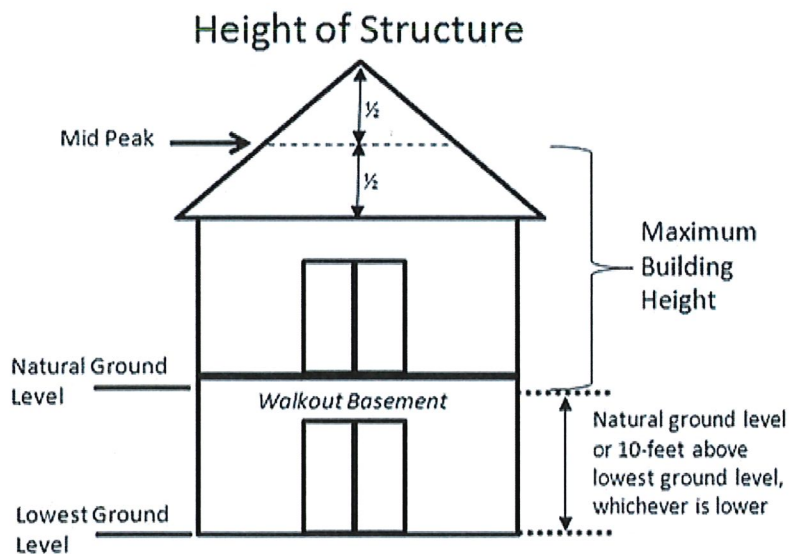
A facility which provides residential services for individuals that are handicapped, aged, disabled, or undergoing rehabilitation. This includes uses such as homes for the physically handicapped, mentally retarded, chemically dependent, foster children, maternity shelters and half-way houses.

GROUP HOUSING

A housing project consisting of a group of three or more buildings or family unit spaces constructed on a parcel of ground of one acre or more in size.

HEIGHT OF STRUCTURE

The vertical distance between the mean natural grade at the building or ten feet above the lowest ground level, whichever is lower, and the peak of the highest point of the structure.



HOME BUSINESS

A use of a commercial nature conducted by an occupant of a single family dwelling and/or employees which may be conducted inside as well as outside the dwelling or accessory buildings, where the use is clearly incidental and secondary to the use of the dwelling for residential purposes.

HOME OCCUPATION

A use of a commercial nature conducted by an occupant of a single family dwelling entirely within the dwelling or accessory buildings, where the use is clearly incidental and secondary to the use of the dwelling for residential purposes.

MANUFACTURED HOME PARK

Any site, lot, field or tract of land upon which two or more occupied manufactured homes are located, either free of charge or for compensation, and includes any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of the manufactured home park.

MANUFACTURING, LIGHT

Uses that include fabrication, welding, machining, assembly or processing of materials that are produced elsewhere, packaging of parts and finished products.

MARINA, COMMERCIAL

Either an inland or offshore commercial mooring facility for the concentrated mooring of more than 2 watercraft or seaplanes, wherein commercial ancillary services common to marinas are provided.

METEOROLOGICAL TEST STATION

Instruments and equipment installed on a tower for a specified time period to measure wind and predict wind climate and electrical energy yield of wind energy conversion systems (WECS).

METES AND BOUNDS

A description of real property which is not described by reference to a lot or block shown on a map, but is described by starting at a known point and describing the bearings and distances of the lines forming the boundaries of the property, or a description which delineates a fractional portion of a section, lot or area by described lines or portions thereof.

MIDSIZED SUBSURFACE SEWAGE TREATMENT SYSTEMS

Systems designed to treat 5000 to 10,000 gallons of effluent per day. These systems require operating permits.

MINI/SELF-STORAGE

A fully enclosed building or buildings, containing independent bays 800 sq ft or less in area, which are leased to individuals for the storage of private property, household items, and/or other goods and materials are prohibited.

MINIMALLY MEET THE STANDARDS OR CODES

As applied to resort cabins, the replacement structure does not add new architectural elements, such as more bedrooms, that did not exist in the original structure.

MOBILE HOME

A factory built dwelling that is not a manufactured home and used generally for year-round occupancy as a single family dwelling constructed for movement from place to place occasionally; generally less than 17 feet wide; generally requiring a special tow vehicle together with a special towing permit for travel on public highways; also used as temporary office space.

MOBILE HOME DEVELOPMENT

A residential area permitted by Conditional Use Permit for mobile homes to be erected on each separate lot therein.

MOBILE HOME PARK

A parcel of land which has been planned and improved for the rental placement of two or more mobile homes and licensed by the State of Minnesota.

- (5) No accessory structure shall be used for human habitation except to allow for a permitted auxiliary quarter as listed in Section 26-314.
- (6) All setback and building height requirements shall be met.
- (7) Construction complies with all provisions of Articles 20 and 21 of this Chapter.
- (8) Semi-trailers, railroad cars, manufactured houses, or similar structures shall not be used for storage.
- (9) Accessory Structures with a footprint greater than **1200 sq ft** shall require a Conditional Use Permit

Secs 26-961—26-994 Reserved

ARTICLE 37 RESERVED

Secs. 26-995—26-1022 Reserved

ARTICLE 38 RESERVED

Secs. 26-1023—26-1060 Reserved

ARTICLE 39 RESERVED

Secs. 26-1061—26-1081 Reserved

ARTICLE 40 RESERVED

Secs. 26-1082—26-1122 Reserved

ARTICLE 41 RESERVED

Secs. 26-1123—26-1141 Reserved