

**City of Carlton**  
**Summary of Ordinance No. 175**  
**Entitled "City of Carlton Zoning Code"**

The following is a summary of the above-entitled ordinance, which was adopted by the Carlton City Council on January 7, 2003. The full text of the ordinance is available for public inspection at the office of the City Clerk and the Carlton Public Library, both located in the Carlton Civic Center, 310 Chestnut Avenue, Carlton, Minnesota 55718. Ordinance No. 102 entitled "Zoning Ordinance for the Village of Carlton, Minnesota" is repealed in its entirety, and replaced with Ordinance No. 175, which pursuant to Minnesota State Statutes 412.191, subd. 4, is published in summary form by Resolution of the Carlton City Council on January 27, 2003.

Section 1 – Purpose: Pursuant to the authority conferred by the State of Minnesota in Chapter 462 of the State Statutes, this ordinance is adopted to:

1. Protect and promote the public health, safety and general welfare of the community.
2. Classify properties into zones and districts reflecting their peculiar suitability for particular uses.
3. Guide future land development to insure a safer, more pleasant and more economical environment of residential, commercial, industrial and public activities.
4. Regulate the location, construction, alteration and use of buildings, structures and land.
5. Provide for sequential planned development that will allow the efficient and orderly expansion of utility systems without premature urbanization of existing undeveloped land.
6. Preserve the unique character and individuality of the city's historic growth pattern.
7. Conserve the area's unique natural resources and maintain high standards of environmental quality.
8. Conserve the natural and scenic beauty and attractiveness of the roadside areas.
9. Insure adequate light, air, privacy and convenience of access to property.
10. Facilitate adequate transportation, water, sewage disposal, education, recreation and other public facilities and requirements.

Section 2 – Definitions: This section of the ordinance provides definitions and interpretations of terms and words used within the document.

Section 3 – Official Zoning Map: The City is hereby divided into districts as shown on the Official Zoning Map, which, is hereby adopted and declared to be a part of this ordinance. The Zoning Map shall be prepared and accurately maintained by the City and be displayed at all times in the Office of the City Clerk.

Section 4 – Application of District Regulations: This section explains that the regulations set by this ordinance shall be minimum regulations and shall apply uniformly to each class or kind of structure or land in each district, and sets forth particular application of these regulations.

Section 5 – Non-Residential Off-Street Parking: This section is intended to provide for non-residential off-street parking adequate to each type of development in terms of both amount and location in order to reduce the need for parking on the streets and highways and the traffic congestion and hazards caused thereby.

Section 6 – Nonconformities: This section explains that existing lots, structures and uses that were lawful before this ordinance was passed, but which would be prohibited, regulated or restricted under the terms of this ordinance or its amendments. It is the intent of this ordinance to permit these uses to continue until they are removed, but not to encourage their survival or to allow them to be enlarged upon, expanded, extended or used as grounds for adding other prohibited uses.

Section 7 – R-1 Low Density Residential District: This section lists the standard requirements, permitted uses, conditional uses, accessory uses, minimum requirements, signs, and landscaping guidelines for the city's R-1 Districts. The intent of this district is to provide for very low density residential development, protected as to its residential quality, values and amenities so as to conform to the system of service available and to provide for such community facilities as will enhance the residential quality of the area.

Section 8 – R-2 Multi-Family District: This section lists the standard requirements, permitted uses, conditional uses, accessory uses, minimum requirements, signs and landscaping guidelines for the city's R-2 Districts. The intent of this district is to provide for an interesting and pleasant medium-density residential environment close to the town center or other service, retail or public service facilities.

Section 9 – Planned Unit Development: This section offers definitions of Planned Unit Development (PUD), and outlines the general requirements and standards for such development. It also lists the permitted uses, special requirements and standards, preliminary development plan specifications guidelines, final development plan specification guidelines, required findings and landscaping guidelines. The purpose of the PUD District is to offer an alternative zone to permit multiple uses within a single use district, which are at variance with the area zoning requirements. This section is intended to permit flexibility of site design, architecture for the conservation of land and open space through clustering of buildings and activities and as an incentive to developers to plan creatively by providing density bonuses.

Section 10 – C-1 Town Center Commercial: This section lists the standard requirements, permitted uses, conditional uses, accessory uses, lot requirements, parking requirements, and addressed building materials, signs, landscaping and lighting for the C-1 District. The intent of this district is to maintain and enhance the existing character of the town center commercial area along Chestnut Avenue and to provide design standards that compliment this intent.

Section 11 – C-2 Highway Commercial: This section lists the standard requirements, permitted uses, conditional uses, accessory uses, lot requirements, minimum and maximum requirements, signs and landscaping for the C-2 Districts. The intent of this district is to provide roadside service for travelers, as well as for residents, and to provide for the development of activities that use land extensively.

Section 12 – M-1 Industrial District: This section lists the standard requirements, permitted uses, conditional uses, accessory uses, minimum and maximum building and lot requirements, signs, landscaping, architectural and lighting standards, and parking for the M-1 District. This section also addresses Sexually Oriented Businesses, their location restrictions, regulated uses, definitions, and law enforcement of such businesses.

Section 13 – M-2 Industrial/Commercial Business Park District: This section lists the standard requirements, permitted uses, conditional uses, minimum lot requirements, signs, landscaping, lighting and architectural standards for the M-2 District. The intent of this district is to provide for commercial and industrial activities that create employment and add economic vitality to the community.

Section 14 – Conditional Uses: This section outlines requirements, application procedures, compliance guidelines, City Council action and expiration rules of conditional use permits. The intent of this section is to provide for the needs of the community, by granting conditional use permits for uses other than those specifically permitted in each district, to provide for the needs of the community in areas where they may be appropriate, but where special safeguards may be needed to protect other permitted uses from their adverse effects.

Section 15 – Variances: This section defines when and under what circumstances a variance may be granted by the Planning Commission, from the strict application of the provisions of this ordinance. It also outlines the procedures for application and appeal of variance requests.

Section 16 – Landscaping: This section lists the general requirements in all districts as they pertain to landscaping. The intent of this section is to preserve Carlton's significant natural resources as a compliment to its existing and future development, insofar as is practical for the intended use of the property.

Section 17 – Administration and Enforcement: This section defines who is responsible for the administration and enforcement of the zoning ordinance, lists zoning permit requirements, permit application and expiration guidelines, and includes guidelines for conformity of construction and use. This section also outlines the duties and powers of the Planning Commission and the City Council, and addresses fee schedules, charges and expenses.

Section 18 – Planning Commission: This section explains the establishment and composition of the city's Planning Commission, and outlines their duties and requirements.

Section 19 – Amendments: This section addresses the procedures for amendments to the zoning ordinance, their review by the Planning Commission and action by the City Council.

Section 20 – Violations and Penalties: This section outlines responsible parties, penalties and fees for violations of this ordinance.

Section 21 – Validity: This section states that should any section, clause or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 22 – Effective Date: This section states that the ordinance shall become effective after its passage and publication. Passage was by the City Council on January 7, 2003.

The Ordinance is signed by Mayor Dennis Randelin and attested to by Clerk/Treasurer Lynn Habegger.

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