

CITY OF CARLTON

APPLICATION FOR A CHANGE IN ZONING

Applicant: City of Carlton
(Applicant Name)

Owner _____ Renter _____
(Check One)

X City

Property Address: 33 Dalles Avenue (15-510-1340)
(Street Address)

A Plot Plan of said property, drawn to scale, must be attached hereto, and made a part of this application.

Legal Description of Property: Lot 8 & 9 Block 6, City of Thomson

REQUEST: Applicant requests a Zoning Change on the above described property from C-1 zone to R-1 zone

State exactly what is intended to be done on, or with property which does not conform to the current zoning classification. Explain in detail the reasons the above property should be granted a change in zoning classification.

Also explain how the change in zoning classification will affect the following:

1. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights.
2. That the granting of the application will not adversely affect the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Change existing zoning to match zoning in surrounding area.

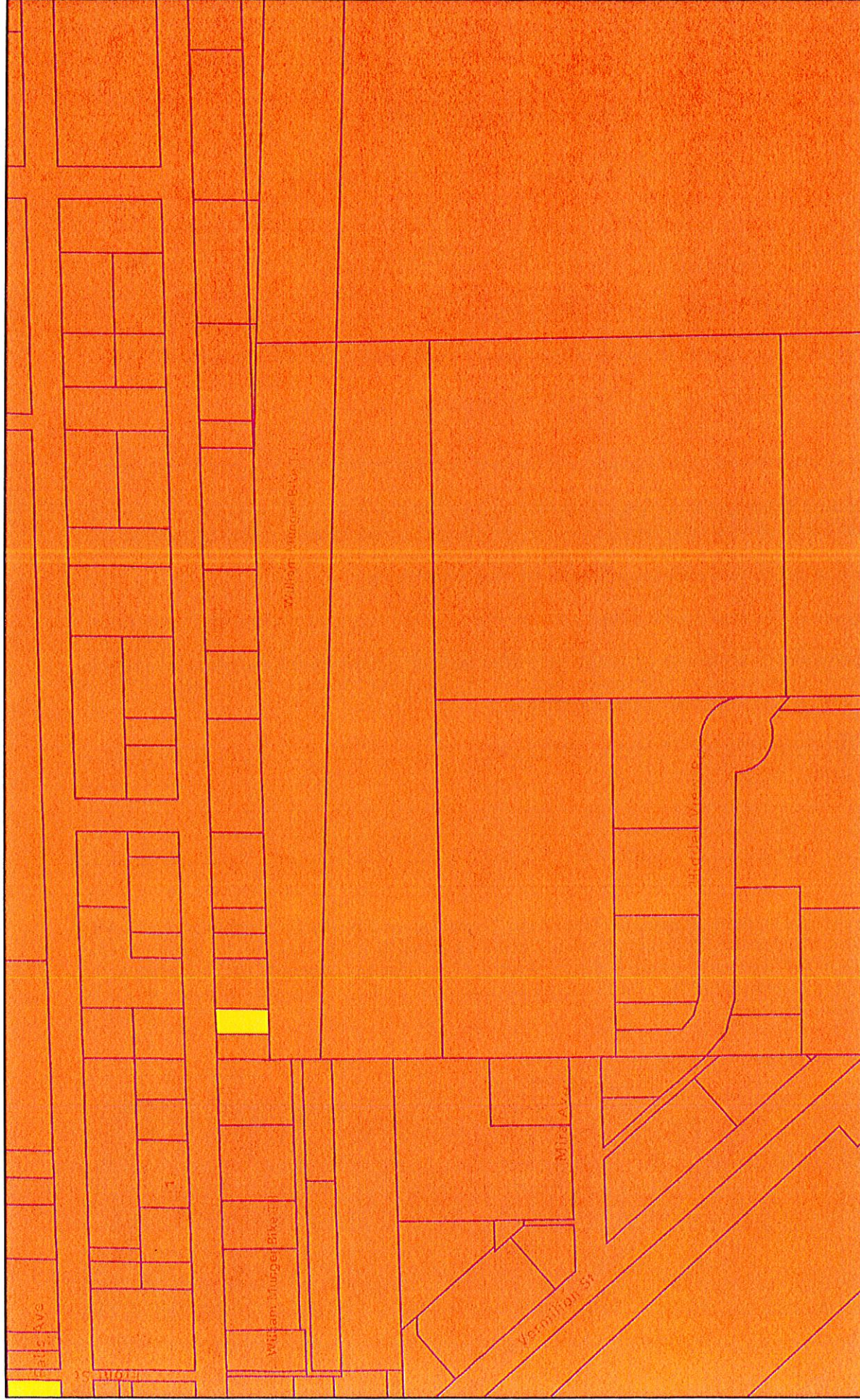
Per Zoning map

NOTE: The applicant must submit payment of the Zoning Change fee (see City Fee Schedule) prior to processing this application. The Planning Commission is required to make a written finding of facts from the testimony of the applicant, and in addition thereto must find that the granting of such zoning change will not be contrary to the objectives of the Comprehensive Plan. The Planning Commission expects that the Applicant will attend the Public Hearing to discuss the request.

Signature of Applicant: Coral Conway Date: 4-12-23
Clerk-Treasurer


For Office Use Only	Date Received: <u>4-12-23</u>
Current Zoning Classification: <u>C-1</u>	
Action Taken: _____	

15-510-1340



4/10/2023, 2:57:12 PM

 Municipalities Zoning Districts R-1

 Parcels C-1

1:4,514
0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km
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Possible Changes to the Zoning Ordinance

Change maximum building size of accessory structures.

Recommended Changes:

Up to 1 acre:	Maximum building size 1,000 square feet <i>or 100% of the ground floor area of the dwelling unit on the same lot therewith, whichever is less.</i>
1 acre to 1.5 acres:	Maximum building size 1,200 square feet.
More than 1.5 acres to 5 acres:	Maximum building size 1,600 square feet.
More than 5 acres:	Maximum building size 2,400 square feet. Maybe change this to Maximum lot coverage of 10%?

Talking Points

Should a lean-to be calculated in maximum building size?

Currently in an R-3 (minimum lot size of 5 acres) we do not have a maximum building size. Maximum lot coverage is 10%.

Maximum lot coverage in an R-1 and R-2 is 30%. Some R-2 parcels are more than 5 acres. How should this be addressed?

Change to the Zoning Map

Change 33 Dalles Avenue (15-510-1340) from C- 1 Town Center Commercial to R-1 Residential.

Chart Currently in Ordinance

Accessory Structure

DISTRICT		R-1	R-2
1.	Side Yard Setback	4'	4'
2.	Rear Yard Setback	4'	4'
3.	Accessory Building Overhang to Lot Line	2'	2'
4.	Maximum Size	1,000 square feet	1,000 square feet

Suggested Updates

Accessory Structures

		R-1	R-2	R-2 5 Acres	R-3
1.	Side Yard Setback	4'	4'	50'	50'
2.	Rear Yard Setback	4'	4'	50'	50'
3.	Accessory Building Overhang to Lot Line	2'	2'	N/A	N/A
4	Maximum Size **	1,000 square feet*	1,000 square feet*	10% max lot coverage	10% max lot coverage

**Or 100% of the ground floor area of the dwelling unit on the same lot therewith, whichever is less.*

*** The square footage of accessory building shall be determined by the dimensions of the buildings enclosed walls. In the absence of wall, such as carport or wood pile shelter, square footage shall be measured by the area enclosed by the roof, minus any overhang of less than two (2) feet wide. Any roof overhang wider than two (2) feet, whether or not enclosed walls are present, will be considered as an extension of the main building. The area covered by such extended overhang will be considered as part of the buildings' overall square footage measurement.*