

CITY OF MEDINA

ORDINANCE NO. ###

**AN ORDINANCE AMENDING CHAPTER 8 OF THE CITY CODE
PERTAINING TO LOT STANDARDS WITHIN INTEGRATED DEVELOPMENTS
WITHIN INDUSTRIAL, BUSINESS, AND COMMERCIAL DISTRICTS**

The City Council of the City of Medina ordains as follows:

SECTION. Section 820.29 Subd. 4(g) of the code of ordinances of the City of Medina is amended by adding the underlined language and deleting the ~~struck-through~~ language as follows:

- (g) Location. All lots shall have frontage upon a public or private right-of-way, except as follows:
 - (i) Lots without frontage upon a public or private right-of-way may be permitted in the following rural zoning districts: agricultural preserve, rural residential, rural residential-urban reserve, rural residential-1, and rural residential-2.
 - ~~(ii)~~(1) Lots without frontage upon a public or private street shall only be permitted if provided access to a public or private street through an easement with a minimum width of 60 feet. The location, form and substance of the easement shall be acceptable to the City. Suitable soils within the area of the easement providing access to lots without frontage upon a public or private street shall be subtracted from the area of the lot on which they are located for the sake of meeting minimum lot size requirements.
 - ~~(iii)~~(2) The subdivider shall be required to demonstrate that adequate physical access can be provided within the proposed easement.
 - ~~(iv)~~(3) Notwithstanding the above, a lot which does not meet the requirements of this Subd. 4(g) shall be considered conforming with regards to these requirements if the lot was of record prior to June 13, 2013.
 - (ii) Lots without frontage upon a public or private right-of-way may be permitted within an Integrated Development as described in the zoning code within commercial, business, or industrial districts. Lots without frontage shall only be permitted if: 1) the City Council finds that the proposed layout of the lots is acceptable without the provision of frontage; and 2) easement documentation in a form and of substance acceptable to the City is recorded against properties included within the Integrated Development to provide access over other property within the Integrated Development to a public or private right-of-way.

SECTION II. Section 825.07 of the code of ordinances of the City of Medina is amended by adding the new Subd. 49.3.1 as follows:

Subd. 49.3.1 Integrated Development - A development that (i) is located within a commercial, business, or industrial zoning district and consists of multiple parcels which utilize shared improvements, including, but not necessarily limited to, parking, access, loading dock circulation, and stormwater management facilities, and (ii) is subject to an instrument that meets all requirements of the City that is recorded against all respective parcels within the integrated development and provides all rights and obligations related thereto.

SECTION III. Section 833.05 of the code of ordinances of the City of Medina is amended by adding the underlined language and deleting the ~~struck through~~ language as follows:

Section 833.05. Lot, Setback and Building Size Requirements. The following minimum requirements shall be observed, subject to additional requirements, exceptions and modifications set forth in other sections of this ordinance (when setback provisions overlap, the most restrictive provisions of both setbacks shall apply.) See Figure 1.

Subd. 1. Lot of Record: A lot of record, which existed on or before December 31, 1999 and has one or more of the following shall be considered buildable without requiring a variance provided all other provisions of the ordinance are met.

- (a) more than 1 acre
- (b) less than the required lot width
- (c) less than the required lot depth

Subd. 2. Minimum Lot Area: 5 acres.

Subd. 3. Minimum Lot Width: 300 feet.

Subd. 4. Minimum Lot Depth: 300 feet.

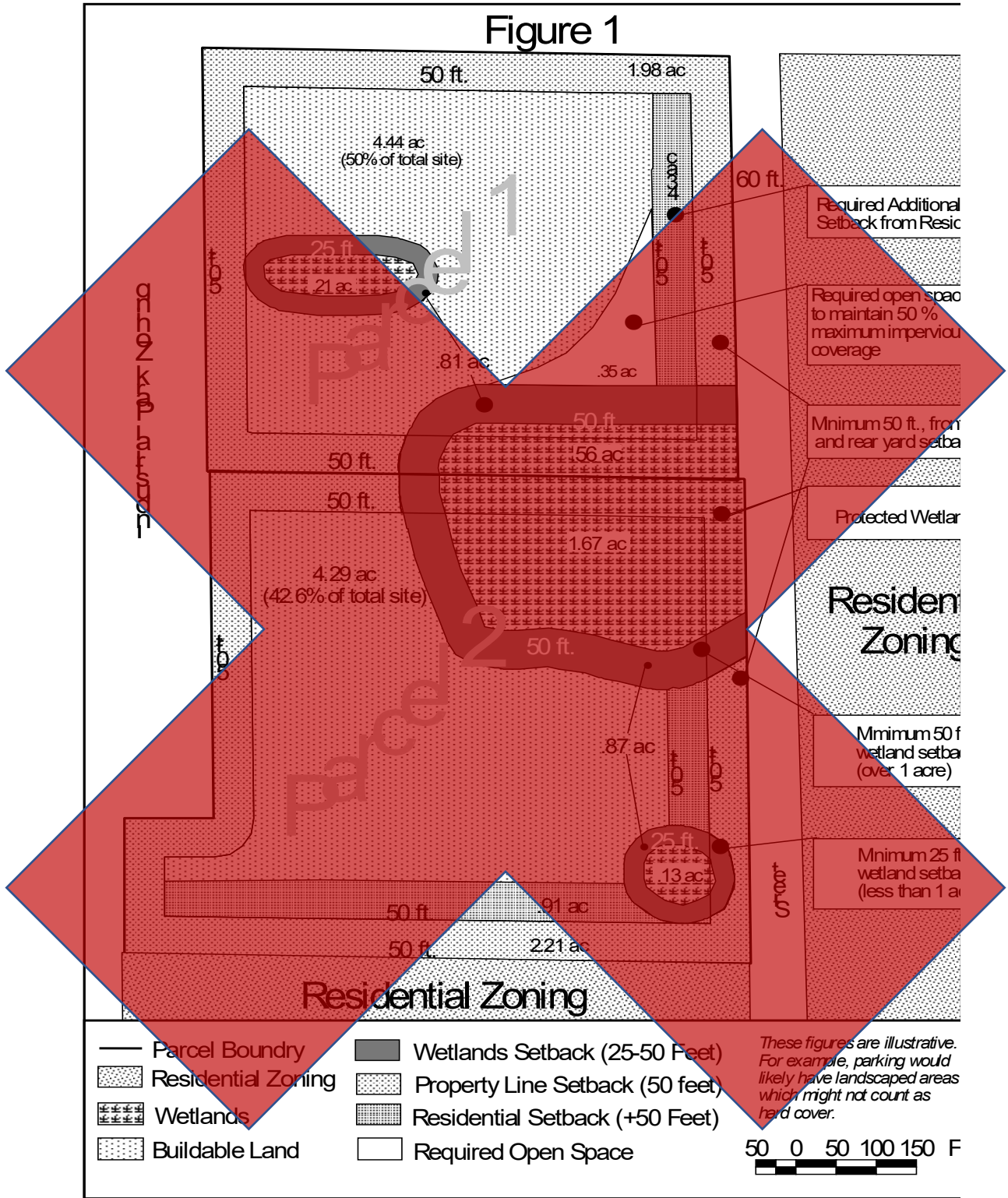
Subd. 5. Minimum Front Yard Setback: 50 feet.

Subd. 6. Minimum Side Yard Setback: 50 feet.

Subd. 7. Minimum Rear Yard Setback: 50 feet.

Subd. 8. Setback from Residential: The minimum setback from lot lines abutting residential zones is 100 feet. When commercial and residential zones are separated by a road right of way, the setback shall be 100 feet from the commercial property line.

Figure 1



Subd. 9. Wetland Setback: Shall be a minimum of 25 feet for a wetland less than 1 acre and 50 feet for wetlands greater than 1 acre, and such setback shall be natural vegetation,

but shall not be a mowed and/or fertilized lawn.

Subd. 10. Business to Business Parking Lot Setback: Parking may be allowed within 25 feet from a commercial zone if an appropriate buffering plan is approved. Required setbacks shall not be required in situations which accommodate shared parking, loading dock circulation, or fire lanes across a common lot line within an Integrated Development.

Subd. 11. Business to Residential Parking Lot Setback: Parking may be allowed within 50 feet of a residential zone if there is no line of sight between the vehicles in the reduced setback and the main floor of the residences. An approved landscape plan which could include a berm may be allowed to be constructed to meet the line of site requirements thereby allowing parking in some portion of the 100 foot setback.

Subd. 12. Limitations on Setbacks: No required front yard, side yard, rear yard and wetland setback or other required setbacks shall be used for building, storage, or other functions except for recreation and open space uses. When setback provisions overlap, the most restrictive provision of both setbacks apply. (See also Impervious Coverage in the Design and Development Standard – all uses)

Subd. 13. Building Height: No building shall exceed 30 feet, unless the building has a sprinkler system, in which case the height shall not exceed 35 feet.

SECTION IV. This ordinance shall become effective upon its adoption and publication.

Adopted by the Medina city council this ____ day of ____, 2022.

Kathleen Martin, Mayor

Attest:

Caitlyn Walker, City Clerk

Published in the Crow River News on the ____ day of ____, 2022.