

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF PLATO, MINNESOTA IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 642.351 to 462.364, MINNESOTA STATUTES.

The City Council of the City of Plato, Minnesota ordains:

1. This ordinance shall be known as the City of Plato Zoning Ordinance.
2. Pursuant to Section 412.191, Subdivision 4, Minnesota Statutes, the following is a summary of the Plato Zoning Ordinance. Printed copies of the entire ordinance are available for inspection by any person during regular office hours at the Office of the City Clerk.
3. The City has been divided into the following zoning districts:
  - a. Agricultural District (AG). The district is intended to preserve agricultural land and serve as a holding area for future urban expansion, minimizing conflicts between agricultural and non-agricultural uses during transition. The district allows farming and one and two family dwellings.
  - b. Residential District (R-1). The district is intended to provide for low density residential development, allowing one and two family dwellings. Multi-family dwellings are allowed by conditional use permit.
  - c. Residential District (R-2). The district is intended to provide for medium density residential development, allowing single-family and multiple-family dwellings. Mobile home parks and institutional uses are allowed by conditional use permit.
  - d. Central Business District (B-1). The district is intended to provide for a wide variety of retail activity. The district comprises the "downtown" section of the city.
  - e. Highway Business District (B-2). The district is intended to encourage the functional grouping of commercial enterprises which cater primarily to "local" or "through" motorists, and to minimize traffic hazards and interference with other related uses in the vicinity.
  - f. Manufacturing District (M-1). The district is intended to provide areas for manufacturing, warehouseing and related commercial operations.
4. Each district provides for permitted uses, uses by conditional use permit, lot and yard sizes, building heights and special considerations.
5. The ordinance also provides for a zoning map, nonconforming structures, uses and lots, and administrative procedures.
6. The ordinance can be changed or varied and procedures are outlined for variances, appeals and amendments.
7. Site plan requirements for commercial, industrial and multi-family developments are included with the ordinance as well as mobile home park regulations.

Adopted by the City of Plato, Minnesota, April 4, 1983

Harry A. Lepel, Mayor

Attest: Kathleen Stuedemann, Clerk

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