

ORDINANCE NO. 72

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF PLATO, MINNESOTA AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 462.351 TO 462.365, MINNESOTA STATUTES, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, Sections 462.351 to 462.365, Minneapota Statutes, empowers the City to enact a Zoning Ordinance and to provide for its administration, enforcement and amendment, and

WHEREAS, The City Council deems it necessary, for the purpose of promoting the health, safety and general welfare of the City to enact such an Ordinance and

WHEREAS, The City Council pursuant to the provisions of Sections 462.351 to 462.365, Minneapota Statutes, has appointed a Planning Commission to recommend the boundaries of the various districts and appropriate regulations to be enforced therein, and

WHEREAS, The City Planning Commission has divided the City into Districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to:

1. lessen congestion in the streets
2. secure safety from fire, panic and other dangers
3. promote health and the general welfare
4. provide adequate light and air
5. prevent the overcrowding of land
6. avoid undue concentration of population
7. facilitate and adequate provision of transportation, water, sewerage, schools, parks and other public requirements, and

WHEREAS, The City Planning Commission has given reasonable consideration, among other things, to the character of the districts and their suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality, and

WHEREAS, The City Planning Commission has made a preliminary report and held public hearings thereon, and submitted its final report to the City Council, and

WHEREAS, The City Planning Commission has given due public notice of hearings relating to zoning districts, regulations and restrictions, and has held such public hearings and

WHEREAS, These regulations are adopted under the authority granted by Sections 462.351 to 462.365 of the Minnesota Statutes. Therefore, the City Council of Plato, Minnesota ordains as follows:

This Ordinance, which shall be known and cited as the City of Plato's Zoning Ordinance setting minimum and maximum standards for the height and size of buildings; the size of yards, courts and other open spaces; the density of population; the location and use of buildings and land for trade, commerce, industry, residence and other purposes; creating districts for said purposes and establishing the boundaries thereof; providing for changes in regulations, restrictions and boundaries of such districts; defining certain terms used herein; providing for enforcement, and administration and imposing penalties for the violation of this Ordinance. The jurisdiction of this Ordinance shall include all lands within the corporate limits of the City of Plato, Minnesota.

The Zoning Ordinances shall consist of the following Chapters and Sections:

CHAPTER I: ADMINISTRATION

Section 10: Title, Application and Zoning Districts
Section 11: Administration, Permits and Fees
Section 12: Changes and Amendments
Section 13: Violations, Penalties, Claims, Conflicts of Law and Severability
Section 14: Nonconformities
Section 15: Site Plan
Section 16: Planning Commission
Section 17: Board of Adjustments
Section 18: Conditional and Interim Uses
Section 19: Appeals and Variances

CHAPTER III: LAND USAGE

Section 30: General Regulations and Performance Standards
Section 31: Adult Establishments
Section 32: Home Occupations
Section 33: Manufactured Homes/Mobile Home Parks
Section 34: Off-Street Parking and Loading
Section 35: Signs
Section 36: Telecommunication Towers and Antennae Performance Standards

CHAPTER V: ZONING DISTRICTS

Section 50: Agricultural District (Ag)
Section 51: Low Density Residential District (R-1)
Section 52: High Density Residential District (R-2)
Section 53: Downtown Business District (B-1)
Section 54: Highway Business District (B-2)
Section 55: Manufacturing/Industrial District (M-1)
Section 56: Planned Unit Development District (PUD)
Section 57: Highway 212/County Road 9 Intersection Overlay District (O)

APPENDIX A: DEFINITIONS

APPENDIX B: ZONING MAP

The Planning Commission held the public hearing for the Zoning Ordinance on February 9, 2004. It was adopted by the City Council on February 9, 2004 and shall become effective upon publication on February 18, 2004.

City of Plato
121 First St NE
P.O. Box #7
Plato, MN. 55370

Bob Becker, Mayor

Gwen Werth, Clerk