

ZONING-SUBDIVISION ORDINANCE

Village of Goodhue, Minnesota

An Ordinance regulating the use and subdivision of land and the use and location of buildings within the corporate limits of the Village of Goodhue, Minnesota, and regulating the subdivision and zoning of land within the area extending two miles beyond such corporate limits.

I. GENERAL PROVISIONS

A. Interpretation

The provisions of this Ordinance shall be held to be the minimum requirements for the promotion of public health, safety and general welfare.

B. Application

Except as herein provided, no building or land within the Village of Goodhue shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with applicable regulations herein specified.

C. Essential Services Exemption

Essential services and structures such as fire hydrants, utility poles, and substations shall be exempted from the provisions of this Ordinance.

D. Validity

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

E. Zoning Districts

The Village of Goodhue is hereby divided into the following use districts:

- A - Agriculture
- R1 - Low Density Residence
- R2 - Medium Density Residence
- C - Downtown Commerce
- CI - Highway Commerce/Limited Industry

I - General Industry

The location and boundaries of the above use districts are as shown on the Zoning Districts map which is incorporated as a part of this Ordinance.

F. Annexed Territory

Any land which may be annexed

2. Uses Permitted

- a. One and two family dwellings.
- b. Farmsteads and agricultural operations including residences of the farm owners or tenants and their immediate families, subject to Section IV, Sub-section J of this Ordinance.

c. Public parks, playgrounds, athletic fields and other recreational uses of a non-commercial nature.

d. Churches and public and parochial schools.

e. The renting of rooms by a resident family for lodging purposes.

f. Customary home occupations provided that:

(1) Not more than 25 percent of the gross floor area of the residence is used for this purpose.

(2) Only articles made or originating on the premises shall be sold on the premises unless such articles are incidental to a permitted commercial service.

(3) No articles for sale shall be displayed so as to be visible from any street.

(4) No mechanical or electrical equipment is used if the operation of such equipment interferes with the desired quiet residential environment of the neighborhood.

g. Customary accessory uses incidental to the foregoing principal uses such as private garages, screen houses, signs, and play equipment.

3. Uses by Special Permit

a. Multiple family dwellings.

b. Mobile home courts subject to Section IV, Subsection I., of this Ordinance.

c. Fire station, city hall, library, hospital, nursing home, old age home, rest home, cemetery and similar uses of a public service nature.

d. Nurseries and greenhouses.

C. R2 - Medium Density Residence

1. Intent

The intent of this ordinance in establishing a medium density residence district is to protect

Goodhue County Tribune

Thursday, January 1, 1970

Goodhue, Minn. 55027

Number 49

those residential areas within Goodhue that were developed in most part prior to World War II, from encroachment from potential conflicting uses, and to provide for future residential and related development and redevelopment consistent with proper existing development and with minimum standards for the provision of health, light, air and visual appeal.

2. Uses Permitted

Same is permitted in the R1 Low Density Residence District.

3. Uses by Special Permit.

Same as permitted by Special Use in the R1 Low Density Residence District.

D. C. - Downtown Commerce

1. Intent

The intent of this Ordinance in establishing a Downtown Commerce District is in recognition of the existing downtown commercial development and the need for its future expansion, rehabilitation and redevelopment.

2. Uses Permitted

a. Commercial establishments including but not limited to the following:

(1) Retail establishments such as grocery, hardware, drugs, clothing and furniture stores; eating and drinking places; auto dealers; and automobile service stations.

(2) Personal services such as laundry, barber, shoe repair shop and photography studio.

(3) Professional services such as medical and dental clinic and attorneys' offices.

(4) Repair services such as auto, jewelry and radio and television repair shops.

(5) Entertainment and amusement services such as motion picture theatre and bowling alley.

(6) Lodging services such as hotel and motel.

b. Public and semi-public buildings such as post office and city hall.

c. Private clubs.

d. Apartments provided they are located above the first floor level.

e. Automobile parking lots.

f. Accessory uses incidental to the foregoing principal uses such as off-street parking and loading and unloading areas, signs, storage of merchandise, and wholesaling and manufacturing when incidental to a permitted use.

3. Uses by Special Permit

None.

E. CI Highway Commerce/Limited Industry

1. Intent

The intent of this Ordinance in establishing a Highway Commerce/Limited Industry District is to provide appropriate areas for commercial establishments which are oriented to the motoring public or which require large sites for off-street parking or display of merchandise, and to provide appropriate sites for industrial operations of a generally "clean and quiet" nature. This District features building setbacks and side yards not required in the C and I Districts.

2. Uses Permitted

a. Commercial establishments which are oriented to the motoring public such as eating places, automobile service stations, auto repair shops, car wash and motel.

b. Commercial establishments requiring large sites for off-street parking or for outdoor display and sales such as farm imple-

ment sales, mobile home sales and building material sales.

c. All fabricating, manufacturing, processing or storage of materials, goods and products subject to the regulations set forth in Section IV of this Ordinance. The Village Council may require outdoor storage areas to be effectively screened from view according to the regulations set forth in Section IV, Subsection D of this Ordinance.

d. Wholesaling.

e. Accessory uses incidental to the foregoing principal uses.

F. I - General Industry

1. Intent

The intent of this Ordinance in establishing a General Industry District is in recognition of existing industrial development within the community and of the desirability of reserving additional land for possible new, expanded or relocated industries. It is intended that land zoned for industry would be located such that conflict with incompatible uses would be minimized.

2. Uses Permitted

a. All fabricating, manufacturing, processing or storage of materials, goods and products subject to the regulations set forth in Section IV of this Ordinance.

b. Wholesaling.

c. Accessory uses incidental to the foregoing principal uses.

3. Uses by Special Permit. None.

III DISTRICT LOT REGULATIONS

It shall be unlawful to erect or alter any building within the Village of Goodhue unless the following minimum lot and yard areas are provided and maintained in connection with such building

II. Non-Conforming Use of Building or Land

1. Extension
 - a. A non-conforming use of a building may be extended throughout said building provided no structural alterations are made therein except as required by other codes or ordinances.
 - b. A non-conforming use of land shall not be expanded or enlarged.
2. Relocation
A non-conforming use shall not be moved to any other part of the parcel of land upon which the same was conducted at the time of passage of this Ordinance.
3. Abandonment
A non-conforming use of a building or land which has been discontinued for a period of six months shall not be re-established and any future use shall be in conformity with the regulations of this Ordinance.

VI. SUBDIVISION REQUIREMENTS

Unless waived by the Village Council, no real property within the corporate limits of the Village of Goodhue and within the area extending two miles beyond such corporate limits shall be subdivided and offered for sale or a plat recorded until a Preliminary Plat and a Final Plat have been reviewed and approved by the Village Council as having fulfilled the requirements of this Ordinance.

A. Plat Presentation Procedures

1. A Preliminary Plat of the area to be subdivided shall be prepared in sketch form and presented by the subdivider or his agent to the Village Council for review.
2. Upon approval or conditional approval, a Final Plat shall be prepared by a registered land surveyor or engineer and presented by the subdivider or his agent to the Village Council for review. Such Final Plat may constitute only that portion of the Preliminary Plat which is to be recorded and developed at the time.
3. The Village Council shall hold

3. An identification system for all lots and blocks.

4. The size (in square-feet) and dimensions of all lots.

5. Certification by surveyor or engineer certifying to accuracy of survey and plat.

6. Notarized certification by Owner, and by any mortgage holder of record, of the adoption of the plat and the dedication of streets and other public areas.

C. Subdivision Design Standards
Generally, design standards shall assure that the layout of the subdivision harmonizes with existing plans affecting the development and its surroundings and shall be in conformity with the Comprehensive Plan for the entire community.

1. Circulation
 - a. General Street Design
 - (1) Where new streets extend existing adjoining streets, their projections shall be at the same or greater width, but in no case less than the minimum required width.
 - (2) Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets. When a new subdivision adjoins unsubdivided land susceptible to being subdivided, then the new streets shall be carried to the boundaries of such unsubdivided land.
 - b. Street Width
Major streets shall have right-of-way and improved roadway widths of at least 60 and 40 feet, respectively. Similar widths for minor streets shall be 50 and 36 feet, respectively.
 - c. Street Grades
Maximum vertical grades shall be four percent for major streets and six percent for minor streets.
 - d. Street Jogs
Street jogs with center line off-sets of less than 125 feet shall be avoided.
 - e. Street Intersections
Insofar as practical, streets shall intersect at right angles and no intersection shall be at an angle of less than 60 degrees.
 - f. Cul-de-sacs

In the subdivision of land, due regard shall be shown for all natural features which, if preserved, will add attractiveness and stability to the proposed development.

d. Lots Along Thoroughfares
Direct vehicular access from residential lots to major streets or highways shall be avoided.

e. Lot Remnants
Lot remnants which are below the minimum lot size must be added to adjacent or surrounding lots rather than be allowed to remain as an unusable outlot or parcel unless the owner can show plans for the future use of such remnant.

D. Required Improvements
Steel monuments shall be placed at all block corners, angle points, points of curves in streets and at intermediate points as shown on the Final Plat. All U. S., State, County or other official benchmarks, monuments, or triangulation stations in or adjacent to the property shall be preserved in precise position.

VII. ADMINISTRATION AND ENFORCEMENT

A. Zoning Officer

1. It shall be the duty of the Village Clerk acting as the Zoning Officer to administer and enforce the provisions of this Ordinance.
2. The specific duties of the Zoning Officer shall include:
 - a. Providing zoning information upon request.
 - b. Receiving applications for building permits, reviewing such applications to determine if they comply with ordinance provisions, and issuing or denying permits.
 - c. Receiving applications for special use permits, variances, amendments, and appeals, referring such applications to the Village Council, notifying affected property owners of the required public hearings, and publishing notice of such hearing.
 - d. Conducting inspections.
 - e. Investigating violations.
 - f. Keeping the zoning map and text up to date.

plan.
b. Petition of property owners within 250 feet of property in question showing 50 percent of such owners favoring the proposal.

3. The Village Council may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection of the public interest and to secure compliance with the requirements specified in this ordinance.

F. Amendments

1. Adoption
This Ordinance may be amended, changed or altered only by a favorable majority vote of the Village Council and only after a public hearing has been duly advertised and held by the Village Council.
 2. Kind of Amendments
An amendment to this Ordinance may be one of the following:
 - a. A change in a district's boundary (re-zoning).
 - b. A change in a district's regulations.
 - c. A change in any other provision of this Ordinance.
 3. Initiation of Proceedings
Proceedings for amending this Ordinance shall be initiated by at least one of the following two methods:
 - a. By petition of an owner or owners of property which is proposed to be re-zoned, or for which district regulation changes are proposed.
 - b. By action of the Village Council.
 4. Required Exhibits for Re Zoning initiated by Property Owners unless waived by the Village Council:
 - a. A boundary survey and plot plan.
 - b. Petition of property owners within 250 feet of property in question showing 50 percent of such owners favoring re-zoning.
- G. Violations and Penalties**
In addition to other remedies provided by law for the enforcement of this Ordinance,

a dwelling in a residential district as a secondary use including but not limited to such occupations as dressmaking and alterations and artist's studio.

Industry — An enterprise which involves the production, processing or storage of materials, goods or products.

Lot — A piece, parcel or plot of land intended for building, development or as a unit for transfer of ownership.

Lot, Corner — A lot situated at the intersection of two streets, the interior angle of such intersection not exceeding 135 degrees.

Lot, Interior — A lot other than a corner lot.

Lot Area — The area of a horizontal plane bounded by the front, side, and rear lot lines, measured within the lot boundaries.

Lot Width — The horizontal distance between the side lot lines of a lot measured at the building setback line.

Mobile Home — A movable or portable dwelling built on a chassis, connected to utilities and designed for year-around living. A mobile home is also designed to enable placement upon a permanent foundation.

Particular Matter — Dust, smoke or any other form of air-borne pollution in the form of minute separate particles.

Plat — The map, drawing or chart on which the subdivider's plan of subdivision is presented to the Council for approval.

Setback — The minimum horizontal distance between a building and the street or lot line, disregarding steps, unroofed porches and overhangs.

Street, Major — A street which provides for the movement of relatively heavy traffic to, from or within the Village of Goodhue. It has a secondary function of providing access to abutting land. A major street system is designated on Goodhue's Comprehensive Plan Map.

Street, Minor — A street of little or no continuity, designed to provide access to abutting property and ideally leading into major streets.

Subdivision — The division of a

the Goodhue County Register of Deeds within 30 days of Final Plat approval; otherwise such approval shall be considered void.

B. Data Required on Plats

The Preliminary Plat and Final Plat shall each contain the following information:

1. Scale: One inch equals 100 feet.
2. Identification and Description:
 - a. Proposed name of subdivision.
 - b. Location by section, town, range or by other legal description.
 - c. Graphic Scale, north-point, and date of preparation.
3. Subdivision Design Features
 - a. Layout and width of proposed streets and utility easements showing street names, lots, parks and other public areas.
 - b. Proposed use of all parcels, and if zoning change is contemplated, proposed re-zoning. The Preliminary Plat shall also contain the following:
 1. Preliminary plans for water supply, sewage disposal and drainage.
 2. Existing conditions in tract and in surrounding area to a distance of 300 feet:
 - a. Boundary line of proposed subdivision, clearly indicated.
 - b. Total approximate acreage.
 - c. Platted streets, railroad right-of-way and utility easements.
 - d. Boundary lines and ownership of adjoining unsubdivided land.
 - e. Sewers, water mains, culverts or other underground facilities.
 - f. Permanent buildings or structures.
 - g. Topography, showing water courses, marsh areas and contours at vertical intervals of no more than two feet. All elevation data shall be maintained at sea level.
 - h. Other information, such as soil tests, if requested by the Village Council to aid in its review. The Final Plat shall also contain the following:
 1. Final plans for water supply, sewage disposal and drainage.
 2. Data required by state statute, i.e., accurate angular and linear dimensions for all lines, angles and curvatures used to describe boundaries, streets, easements and other important features.

with a turn around having a minimum outside roadway diameter of 80 feet, and a minimum street property line diameter of 100 feet.

g. Access to Highways

Where a proposed plat is adjacent to a highway, spacing between access points to such highway of less than 660 feet shall be avoided except where impractical or impossible due to existing property divisions or topography.

2. Easements:

a. Utilities

Where alleys are not provided, easements of at least 10 feet wide centered on rear lot lines shall be provided for utilities where necessary. Easements for storm or sanitary sewers shall be at least 20 feet wide. They shall have continuity of alignment from block to block. Temporary construction easements may be required where installation depths are greater than 10 feet.

b. Water Courses

When a subdivision is traversed by a water course, drainageway, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water courses.

3. Blocks:

a. Length

Recommended block lengths shall not exceed 800 feet and shall not be less than 400 feet.

b. Pedestrian Ways.

In blocks longer than 600 feet, a pedestrian crossway with a minimum right-of-way of 10 feet may be required near the center of the block. The use of additional accessways to schools, parks and other destinations may also be required.

4. Lots:

a. Layout

Where possible, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Lots with frontage on two parallel streets shall be avoided.

b. Corner Lots.

Corner lots shall be platted at least 10 percent wider than the minimum lot width required in Section III of this Ordinance.

c. Natural Features

more than \$100.00 for every offense, or to imprisonment not exceeding 90 days. Each day that a violation is permitted to exist shall constitute a separate offense.

a. Interior Remodeling.

Exterior construction, reconstruction or alteration of a building where the estimated cost of such work does not exceed \$500, except a permit shall be required if it is for the construction or reconstruction of a non-conforming use structure.

c. Public utility structures.

No building permit shall be issued for the construction of any building, structure or improvement on any land henceforth subdivided until all requirements of this Ordinance have been fully complied with.

Building permit applications shall be accompanied by a \$7.50 fee.

C. Appeals

1. An appeal from the ruling of the Zoning Officer may be taken by a property owner or his agent within 30 days after the making of the order appealed from.

2. The Village Council shall act as the Board of Adjustments and Appeals, vested with such administrative authority as provided by State law.

D. Variances

1. Variations from the provisions of this Ordinance may be granted by the Village Council acting as the Board of Appeals where practical difficulties or unusual hardships in complying with such provisions are determined to exist. The Board of Appeals may impose such restrictions and conditions upon the premises benefitted by a variance as it considers necessary.

2. Applications for variances shall be accompanied by a boundary survey and plot plan unless waived by the Board of Appeals.

E. Special Use Permits

1. Before a building or premises is devoted to any use classified under "Uses by Special Permit" in this Ordinance, a Special Use Permit must be granted by the Village Council.

2. The following exhibits shall be required unless waived by the Village Council.

a. A boundary survey and plot

more than \$100.00 for every offense, or to imprisonment not exceeding 90 days. Each day that a violation is permitted to exist shall constitute a separate offense.

H. This Ordinance shall be in effect from and after January 1, 1970.

VIII. DEFINITIONS

For purposes of this Ordinance, certain words used herein are defined as follows:

Building, Non-conforming — A building so constructed or so located on a lot that does not comply with the building requirements or with the minimum lot requirements of the district within which it is located.

Commerce — An enterprise that involves the offering of a product, service or entertainment for compensation.

Cul-de-sac — A short street having but one end open to traffic and the other end being permanently terminated to a vehicular turn around.

Dwelling — A building, or portion thereof, designed or used predominantly for permanent residential occupancy, including one-family dwellings, two-family dwellings, and multiple family dwellings, but not including hotels, motels, boarding or rooming houses, tourist homes or mobile homes.

Dwelling Unit — One or more rooms containing complete kitchen facilities, permanently installed, which are arranged, designed, used or intended for use exclusively as living quarters for one family and for not more than an aggregate of two roomers or boarders.

Dwelling, One-family — A residential structure containing one dwelling unit only.

Dwelling, Two-family (duplex) — A residential structure containing two dwelling units only.

Dwelling, Multiple-family (apartment building) — A building or portion thereof containing three or more dwelling units but not including a motel, hotel or rooming house.

Efficiency Unit — A dwelling unit with one primary room which doubles as a living room, dining room and bedroom.

Home Occupation — An occupation carried on by the occupant of

feet in width, unless: (a) Such parcel is co-existent with a separate parcel of record at the effective date of the ordinance, or

(b) An agreement to convey such a parcel has been entered into prior to such time and the instrument showing the agreement to convey is recorded in the office of the register of deeds within one year, thereafter, or

(c) Such parcel is co-extensive with a lot unit or units described with reference to a plat or auditor's subdivision duly filed and of record in the office of the register of deeds prior to the effective date of this ordinance, or

(d) Such parcel is co-extensive with a lot or units described with reference to a plat duly approved by the Goodhue Planning Commission and Village Council pursuant to the provisions of this ordinance and duly filed and of record in the office of the register of deeds subsequent to the effective date of this ordinance.

Use, Non-conforming — Any lawfully established use of a building or premise which on the effective date of this Ordinance does not comply with the use regulations of the zoning district in which such building or premises is located.

Use, Permitted — A use which may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations and performance standards, if any, of such district.

Use, Special — A use, either public or private, which, because of the unique characteristics, cannot be properly classified as a permitted use in a particular district. After due consideration in each case, of the impact of such use upon neighboring land, and of the public need for the particular use at the particular location, such "Special" use may or may not be granted.

Zoning District — An area or areas for which the regulations and requirements governing use, lot and bulk of buildings and premises are uniform.

Zoning Map — The Map setting forth the boundaries of the Zoning Districts of the municipality which may be a part of this Ordinance.

...nally assign such land to another district.

II. DISTRICT USE REGULATIONS

It shall be unlawful to use or permit the use of any building or premises within the Village of Goodhue for any purpose other than as listed below:

A. A - Agriculture

1. Intent
The intent of this Ordinance in establishing an agricultural district is to allow maximum freedom of operation for agricultural uses and to prevent unnecessary urban/rural conflicts.
2. Uses Permitted
 - a. Farmsteads and agricultural operations including residences of the farm owners or tenants and their immediate families.
 - b. One family non-farm dwellings including the keeping of animals such as horses, provided such dwellings are located on soils that are suitable for the use of septic tanks.
 - c. Public parks and other recreational uses of non-commercial nature.
 - d. Customary home occupations.
 - e. Customary accessory uses incidental to the foregoing principal uses such as private garages, screen houses, signs and play equipment.
3. Uses by Special Permit
 - a. Recreation facilities of a commercial or semi-public nature such as golf courses, pistol and rifle ranges, sportsmen's clubs and resorts.
 - b. Nurseries and greenhouses.
 - c. Structures for the storage of farm crop products such as grain and corn.
 - d. Kennels and veterinary establishments.
 - e. Other uses similar in nature to the above uses and which, in the opinion of the Village Council will not be detrimental to the integrity of the Agriculture District.

B. R1 - Low Density Residence

1. Intent
The intent of this Ordinance in establishing a low density residence district is to provide for normal outward residential expansion according to current standards of development, and to protect the desired quiet living environment from encroachment from potential conflicting uses.

DISTRICT	Area (Square Feet)	Width (Feet)	b		Side -	Side -
			Front	Rear	Interior ^c	Corner ^e
A	One family dwellings ----- 1 acre ^a	150	30	35	15	25
R1	One family dwellings ----- 9,000 ^d	75 ^d	30	35 ^e	10 ^f	15
	Two family dwellings ----- Varies ^g	90	30	35 ^e	10 ^f	15
	Multiple dwellings ----- Varies ^g	100	30	35 ^e	12	15
	Other uses ----- 10,000	90	30	15	15	20
R2	One family dwellings ----- 7,100 ^d	50	25	35 ^e	7 ^h	10
	Two family dwellings ----- Varies ⁱ	75	25	35 ^e	7 ^h	10
	Multiple family dwellings ----- Varies ⁱ	90	25	35 ^e	10	12
	Other uses ----- 8,500	75	25	15	12	15
C	All uses ----- 2,000	20	None	10	None	None
CI	All uses ----- 15,000	100	15	20	15	20
I	All uses ----- 15,000	100	None ^j	10	None	None ^j

^a A lot area of less than one acre may be permitted if the owner or developer can show by means of soil percolation tests that a lesser area would be sufficient for the proper functioning of septic tanks, but in no case shall a one family dwelling be built on a lot less than one-half acre in size.

^b Where adjacent structures have front yard setbacks different from those required, the minimum front yard setback shall be the average setback of such structures, but in no case shall the front yard setback be less than 20 feet.

^c Buildings over one and one-half stories in height shall require five feet for each additional story in addition to the required minimum side yard.

^d A one family dwelling may be erected on a lot having less than the minimum required area and width provided the lot existed by virtue of a recorded plat or deed at the time of passage of this Ordinance; however, in no event shall a one family dwelling be erected on a lot less than 5,000 square feet in area or less than 50 feet in width.

^e Detached residential garages shall have a minimum rear yard of five feet.

^f Interior side yards may be six feet on the side where there is an attached garage. Detached residential garages may be located within four feet of a side lot line provided such garages are located within the required minimum rear yard.

^g 9,000 square feet for one dwelling unit plus 2,700 square feet for each additional efficiency or one bedroom unit, and/or 3,600 square feet for each additional unit containing two or more bedrooms.

^h Interior side yards may be four feet on the side where there is an attached garage. Detached residential garages require no side yard provided such garages are located within the required minimum rear yard.

ⁱ 7,100 square feet for one dwelling unit plus 2,200 square feet for each additional efficiency or one bedroom unit, and/or 2,700 square feet for each additional unit containing two or more bedrooms.

^j A yard setback of 15 feet shall

be required along public highways.

IV. SPECIAL REGULATIONS
The following regulations shall apply to all zoning districts unless specifically stated otherwise. Determination of potential or actual non-compliance with such special regulations shall be made by the Village Council or its duly appointed agent.

A. Residual Features
No activity or operation shall be established or maintained which by reason of its nature or manner of operation will cause the emission of noise, odor, toxic or noxious fumes, smoke, dust and particulate matter in such concentrations as to be detrimental to or endanger the public health, welfare, comfort and safety or cause injury to property or business.

(Continued next page)



B. Glare

Any lighting used to illuminate an off-street parking area or sign shall be arranged so as to deflect light away from any adjoining residential property or from the public streets. Direct or sky-reflected glare, whether from flood lights or from high-temperature processes such as combustion or welding, shall not be directed into any adjoining property.

C. Activity Within Enclosed Buildings

All fabrication manufacturing, processing or production shall be undertaken within completely enclosed buildings.

D. Screening

Where outdoor storage of materials, goods and products exists within the General Industry District, such storage shall be effectively screened from adjacent residential districts and highways and other major streets as defined herein by a solid fence, compact hedge or similar opaque landscaped element. Such screening shall not extend within 15 feet of any street or driveway. The screening shall be placed along property lines or, in the case of screening along a street, 15 feet from the street right-of-way or adjacent property line with landscaping between the screening and the pavement. A louvered fence shall be con-

sidered "solid" if it blocks direct vision.

E. Drainage

No land shall be developed and no use shall be permitted that results in water run-off, flooding, or erosion on adjacent properties. Such run-off shall be properly channeled into a storm drain, water course, ponding area, or other public facilities.

F. Construction Within Flood Plain

No structure shall be permitted on any land that is subject to flooding, except for park or recreation structures such as picnic tables, shelters and barbecue pits.

G. Off-Street Parking Requirements

1. Minimum Number of Off-street Parking Spaces Required:

- a. None required in C District.
- b. Dwellings: 1 per dwelling unit.
- c. Churches, auditoriums, mortuaries, and other similar places of assembly: 1 per every 4 seats.
- d. Sanitoriums, convalescent homes, rest homes, nursing homes 1 per every 6 beds.
- e. Retail trade commerce other than in C District: Restaurants — 1 per every 3 seats.

Other retail — 1 per every 100 square feet of retail floor space but in no case less than 1.5 (gross parking area) to 1.0 (gross building floor area).

f. Retail service commerce other than in C District:

- Motels — 1 per unit.
- Personal and professional offices — 1 per every 150 square feet of office floor space.
- Other service commerce — 1 per every 200 square feet of gross floor space.

g. Industrial including wholesale. 1 per every 2 persons of maximum employment during any work period.

2. Minimum Size of Parking Space:

250 square feet of standing and maneuvering space. Fractional spaces over one-half count as one space.

3. Location of Parking Spaces:

- a. Spaces for dwellings: on the same lot as the dwelling unit.
- b. Spaces for commercial uses

time that a mobile home court is established within the Village of Goodhue, all other mobile homes shall be located within such mobile home court within one year, provided the facility is duly permitted, designed and maintained according to regulations of this Ordinance and to laws and regulations of the State of Minnesota.

3. The location of such mobile home court should be the periphery of a residential area and should be directly accessible from major street as defined herein. The minimum size of a mobile home court shall be two acres.

J. Farm Operation

Farm operations in existence at the time of passage of this Ordinance shall be permitted to continue; however, new buildings in which farm animals are to be kept or other similar use of property which may be objectionable to adjacent property owners may be permitted only in the A, R1 and I Districts and only after written consent of 75 percent of all property owners within 500 feet of the proposed use. Following this, Village Council approval shall be required.

K. Minimum Dwelling Size

The minimum gross floor area for dwellings shall be 950 square feet, excluding basement and garage area.

L. Dwelling Below Ground Level

No interior space below ground level shall be occupied for dwelling purposes for more than one year unless such space is part of a structure having at least one full story above ground level and having its exterior portion in a structurally finished state.

M. Residential Yard Storage

In all residence districts, all materials and equipment shall be stored within a building or fully screened (so as not to be visible) from adjoining properties, except for the following: Laundry drying and recreational equipment temporarily being used on the premises.

Agricultural equipment and materials if these are used or intended for use on the premises. Off-street parking of

Zoning Use Districts

- A — Agriculture
- R-1 — Low Density Residence
- R-2 — Medium Density Residence
- C — Downtown



(East Corporate Limit Extends to East Line of Section 21).

d. No off-street parking spaces to be located within five feet of any street right-of-way.

H. Signs

1. The following signs shall be prohibited within the Village of Goodhue:
 - a. Signs, that by reason of position, shape or color, would interfere with the proper functioning of a traffic sign or signal.
 - b. Signs that resemble any official marker erected by a governmental agency or that display the words "Stop" or "Danger."
 - c. Flashing Signs.
 - d. Signs or sign structures that obstruct any window, door, fire escape, stairway or opening intended to provide light, air, ingress or egress for any building or structure. Signs painted on windows and doors are excepted.
 - e. Billboards.
 - f. Roof signs.
2. Miscellaneous Requirements
 - a. The owner, lessee, or manager of any ground sign or the owner of the land on which the same is located, shall keep grass or weeds and other growth cut, and debris and rubbish cleaned up and removed from the lot on which the sign is located.
 - b. Any sign or sign structure which may be, or may hereafter become, rotted, unsafe or unsightly shall be repaired or removed by the licensee, owner or manager of the property upon written notice of the Zoning Officer.

I. Mobile Homes

1. Except as provided in paragraphs 2 and 3 of this Section, no mobile home or other prefabricated unit shall be located within the area regulated by this ordinance unless it is so installed as to be taxed as real property and otherwise conforms with the provisions of this ordinance, provided however, the council may grant a variance from the minimum gross floor area requirement upon such conditions as it may stipulate.
2. Except as provided in paragraph 1 of this Section, at such

designed for such purposes. The owner of vacant land shall be responsible for keeping such land free of refuse.

O. Junk Yards

Junk yards, salvage yards or automobile reduction yards shall be permitted only within the District and in no case shall they be located so as to be plainly visible from any arterial street or highway. Such junk yards shall be effectively screened on all sides, by fencing, hedging or similar means, so that the storage and operation is not visible from adjacent properties or streets. Non-conforming junk yards in existence at the time of adoption of this ordinance shall be made to comply with the regulations of this ordinance within two years of the date of ordinance passage.

V. NON-CONFORMING USES AND STRUCTURES

The lawful use of any land or buildings existing at the time of the adoption of this ordinance may be continued, even if such use does not conform to the regulations of this Ordinance, except as provided below.

A. Non-conforming Buildings

1. Alterations
 1. A non-conforming building or structure shall not be reconstructed or altered to an extent exceeding 25 percent of its market value for assessment purposes unless said building or structure is changed to conform with the regulations of this Ordinance.
2. Enlargement
 1. A non-conforming building or structure shall not be added to or enlarged in any manner unless such additions or enlargements are made so as to bring said building or structure into conformity with the regulations of this Ordinance.
3. Restoration
 1. A non-conforming building or structure which is damaged by fire or other cause to the extent of more than 50 percent of its market value shall not be restored except in conformity with the regulations of this Ordinance.

(Continued on Back Page)