

**CITY OF MAYER
ORDINANCE 204**

**AN ORDINANCE AMENDING TITLE XV: LAND USAGE, CHAPTER 152: ZONING,
SECTION 152.062 DIMENSIONAL STANDARDS RELATING TO THE LOT COVERAGE AND
SIDE YARD SETBACK REQUIREMENTS IN THE C/I COMMERCIAL/INDUSTRIAL DISTRICT**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAYER THAT THE FOLLOWING SECTION OF THE ZONING ORDINANCE, RELATED TO DIMENSIONAL STANDARDS, BE AMENDED TO READ AS FOLLOWS:

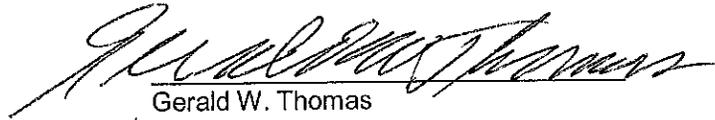
Section 1. Title XV: Land Usage, Chapter 152 Zoning, Section 152.062 Dimensional Standards, of the Mayer Municipal Code, is hereby amended to add the provisions with underlined text and delete the provisions with the strike-through text as follows:

SECTION 152.062 - Dimensional Standards.

District	Lot Area ¹	Lot Width ²	Maximum Density ³	Front Yard ⁴	Side Yard ⁵	Rear Yard ⁶	Maximum Height	Lot Coverage ⁷
A	40 acres ¹	300 ft.	1/40 acre	50 ft.	50 ft.	50 ft.	50 ft.	N/A
R-1	10,000 sq. ft. ¹	85 ft.	3/acre	30 ft.	10 ft.	30 ft.	30 ft.	35%
R-2	7,000 sq. ft. ¹	100 ft.	6/acre	30 ft.	10 ft.	30 ft.	35 ft.	50%
R-3	2,720 sq. ft. ¹	120 ft.	22/acre	30 ft.	10 ft.	30 ft.	40 ft.	75%
PRD	Varies	Varies	Varies	30 ft.	10 ft.	30 ft.	40 ft.	Varies
C-1	20,000 sq. ft.	120 ft.	N/A	30 ft.	30 ft.	30 ft.	40 ft.	75%
C-2	7,500 sq. ft.	50 ft.	N/A	N/A	N/A	N/A	40 ft.	N/A
C/I	15,000 sq. ft.	100 ft.	N/A	30 ft.	20 30 ft.	30 ft.	40 ft.	<u>85%</u> 75%
P/I	20,000 sq. ft.	120 ft.	N/A	30 ft.	30 ft.	30 ft.	40 ft.	50%
¹ Minimum lot area per dwelling unit.								
² Minimum lot width is the horizontal distance between the side lot lines of a lot measured at the front yard building setback line.								
³ Units per net acreage (net acreage equals gross acreage less wetlands, surface water, floodplain, and existing road easements or rights-of-way).								
⁴ Parking and loading areas shall be set back a minimum of 10 feet.								
⁵ Side yards with street frontage (corner lots) in residential districts shall be the same distance as the required front yard setback for that district. Parking and loading areas shall be set back a minimum of 10 feet.								
⁶ Parking and loading areas shall be set back a minimum of 10 feet.								
⁷ Relationship of impervious surface area to total site area.								

Section 2. This Ordinance shall become effective following its summary passage and publication in the official newspaper of the City.

ADOPTED by the City Council of the City of Mayer, Carver County, Minnesota this 9th day of November, 2015.



Gerald W. Thomas
Mayor

ATTEST:



Lois A. Maetzold
City Clerk

Published: November 16, 2015