

**City of Mayer
Ordinance 251**

**An Ordinance Amending Title XV: Land Usage by Adopting a Comprehensive Revision to
Chapter 152: Zoning and Repealing Chapter 154: Floodplain Management of the Mayer
Code of Ordinances**

WHEREAS, the City Council of the City of Mayer, Minnesota, has determined that it is necessary to update and revise the City's zoning regulations to promote the public health, safety, and general welfare; to provide for orderly development and redevelopment; to implement the goals and policies of the Mayer Comprehensive Plan; and to comply with applicable state laws, including but not limited to Minnesota Statutes 462.351 to 462.363; and

WHEREAS, the Planning Commission of the City of Mayer has reviewed the proposed revisions to Chapter 152: Zoning, held a public hearing as required by law on Tuesday January 6th, 2026 at 6:30pm in City Hall, and recommended adoption of the comprehensive revision; and

WHEREAS, the City Council has considered the recommendations of the Planning Commission and finds that the proposed revisions are consistent with the Comprehensive Plan and serve the public interest; and

WHEREAS, pursuant to Minnesota Statutes 412.191, Subdivision 4, the City Council may adopt a lengthy ordinance by publishing its title and a summary that clearly informs the public of its intent and effect, with the full text available for public inspection;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAYER, MINNESOTA,
ORDAINS AS FOLLOWS:

Section 1. Repeal and Replacement. Chapter 152 and 154 of Title XV: Land Usage of the Mayer Code of Ordinances is hereby repealed in its entirety and replaced with the following text appended to this ordinance.

Section 2. Official Zoning Map. The Official Zoning Map referenced in Section 152.082 of the new Chapter 152 is hereby adopted and incorporated by reference as part of this Ordinance. The Zoning Administrator shall maintain the Official Zoning Map, and copies shall be available for public inspection at City Hall.

Section 3. Publication of Title and Summary. The City Council hereby determines that this Ordinance is lengthy and that publication of its title and a summary would clearly inform the public of the intent and effect of the Ordinance. The City Council approves the following summary for publication in accordance with Minnesota Statutes 412.191, Subdivision 4, and 331A.01, Subdivision 10:

Summary of Ordinance

This ordinance enacts a comprehensive update to the City's zoning regulations, known as the Mayer Zoning Ordinance, to promote the public health, safety, and general welfare. It regulates the location, construction, alteration, and use of structures and land; prevents overcrowding and

congestion; ensures compatibility of land uses; provides for orderly development and redevelopment; and implements the City's Comprehensive Plan. The ordinance applies citywide and establishes minimum standards that prevail over less restrictive provisions in other City rules.

Key elements include:

- Administration and Enforcement: Procedures for variances, appeals, conditional and interim use permits, rezoning (text and map amendments), site plan reviews, administrative permits, and general administration, with timelines for City actions compliant with state law.
- Performance Standards: Requirements for dwellings, platted/unplatted properties, environmental protections (e.g., erosion control, lighting, noise, vibration, air pollution, waste management, wetlands), and restrictions on traffic impacts.
- General Regulations: Rules for nonconforming uses/structures, home occupations, temporary structures, essential services, building relocation, screening/landscaping/fences, outside storage, lot provisions, yards, excavation/mining, building design, accessory structures, wireless towers/antennas, alternative energy systems, parking/loading, animals, and signs.
- Zoning Districts and Maps: Establishes districts including A-1 (Agriculture), R-1/R-2/R-3/R-4 (Residential variations), C-1 (Highway Business), C-2 (Central Business), C-I (Commercial-Industrial), I-1 (Light Industrial), P-1 (Public-Institutional), with standards for uses, setbacks, heights, and densities. Includes overlay districts for Shoreland (SL), Floodplain (FP), and Planned Unit Developments (PUD). Incorporates the Official Zoning Map and provisions for annexations and boundary interpretations.
- Rules, Definitions, and Scope: Provides interpretation rules, extensive definitions (e.g., for buildings, uses, antennas, animals), and requirements for building compliance, monuments, and separability. Opts out of Minnesota Statutes § 462.3593 (temporary family health care dwellings). Uses not explicitly permitted in a district are prohibited unless amended.

This ordinance replaces existing Chapters 152 and 154 in their entirety and does not affect prior acts, offenses, rights, or penalties. Violations are subject to penalties as prescribed in the City Code.

The full text of the ordinance is available for public inspection at Mayer City Hall, 413 Bluejay Avenue, Mayer, MN 55360, during regular business hours (Monday-Friday, 8:00 AM to 4:30 PM), and on the City's website at www.cityofmayer.com. A copy of the entire text shall be made available for public inspection upon request.

The title and approved summary shall be published once in the official newspaper of the City, and such publication shall fulfill all legal publication requirements as if the entire Ordinance had been published.

Section 4. Effective Date. This Ordinance shall take effect and be in force from and after its passage and publication of the title and summary according to law.

Adopted by the City Council of the City of Mayer this 26th day of January, 2026.

Attest:

Mayor

City Clerk