



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
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## Legislation Details (With Text)

**File #:** WS 19-90    **Version:** 1    **Name:** Zoning Ordinance Amendments  
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**File created:** 1/6/2020    **In control:** City Council Workshop  
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**Title:** ZONING ORDINANCE AMENDMENTS (CHAPTERS 23 - 29)  
**Sponsors:** Lori Johnson  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Chapters 23-29, 2. PPT Zoning Code Amendments.pdf

Date	Ver.	Action By	Action	Result
1/6/2020	1	City Council Workshop	Discussed	

### **WORKSHOP ITEM** - *Lori Johnson, City Planner*

#### **ZONING ORDINANCE AMENDMENTS (CHAPTERS 23 - 29)**

Over the past two to three months, Planning and Community Standards staff have been participating in an in-depth review of all chapters of the City’s Zoning Ordinance. The zoning ordinance for the city was created sometime in the 1980’s, with reviews occurring periodically over the years, and in particular, when it was necessary due to changing trends or specific requests on a case by case basis. As the years have gone by, staff have noticed that there are several items that are outdated, that did not make good planning sense, or that are no longer relevant to this growing city; therefore, it was decided to bring the ordinance around to reflect current trends and current city development.

The council will be given the opportunity at several workshops over the winter months to review staff’s proposed redlines to the overall zoning ordinance. Staff will present these redlines in sections so it is not overwhelming to take in such a large amount of information in a short period of time. It is staff’s goal to bring the overall code amendments to the Planning Commission in March 2020, with the required council approval after that meeting.

At this meeting, the city council is being asked to review the broad changes that the planning staff is recommending for Chapters 23-29 of the Zoning Ordinance. These chapters include the Purpose-Intent, Rules, Definitions, General Provisions, Administration, Zoning District and residential sections of the ordinance. Staff will highlight mostly the changes that are substantial in nature or that could impact council decision making. Major changes could include the following:

- The addition of, or changes to, specific definitions.
- The addition of an Interim Use permit process.
- Changes to the regulations for sheds and accessory buildings in certain residential zoning districts.
- A reorganization of the DF (Development Flex) zoning district regulations and submittal requirements to reflect the current process.
- Updating a good portion of the R-4 (Mobile Home) zoning district to reflect current trends, market conditions and staff processes.

The Planning Commission has been formally invited to attend all City Council workshop sessions when the zoning code amendments will be discussed. They will be updated as to the current workshop schedule as this review progresses.

The city attorney has been provided a copy of the proposed changes and will offer comments either at the workshop or prior to changes being brought forward.

Staff will provide a more thorough explanation of the changes at the meeting via presentation.

Review the proposed changes to Sections 23-29 of the Zoning Ordinance and provide feedback to staff on said changes.