

**CITY OF LINDSTROM  
CHISAGO COUNTY, MINNESOTA**

**ORDINANCE NO. 20240515-01**

**AN ORDINANCE AMENDING CITY CODE SECTIONS 151.02.31 GENERAL PROVISIONS, 151.02.32 LOT DIMENSION STANDARDS, 151.02.33 SITE DIMENSIONS, 151.04.55 ALLOWABLE TREE REMOVAL, 151.05.11 DWELLING, SINGLE-FAMILY DETACHED, 151.05.52 ACCESSORY STRUCTURES, 151.05.63 OUTDOOR PARKING OR SEASONAL STORAGE OF RECREATIONAL VEHICLES, AND 151.07.16 PERMITTED SIGNS**

THE CITY COUNCIL OF THE CITY OF LINDSTROM, CHISAGO COUNTY, MINNESOTA, ORDAINS:

**SECTION 1.**

Title XV, Chapter 151 of the Lindstrom Code of Ordinances is hereby amended by adding the underlined language and deleting the strikethrough language as follows:

**§ 151.02.31 GENERAL PROVISIONS.**

**(D) Principal Structures.**

(1) Only one principal structure shall be located, erected, or moved onto a lot in the R-1 and R-2 Residential Zoning Districts.

(2) More than one principal structure shall be allowed on a lot for manufactured home park, medium density residential, medium/high density residential, business, industrial, and planned unit development uses as long as:

a. The use specific standards and the standards of the applicable zoning district can be met.

b. A minimum separation of 10 feet per building is maintained.

c. Individual buildings are not sold independently.

d. Any future subdivision can only occur if setbacks of the zoning district can be met and easements established as needed.

**§ 151.02.32 LOT DIMENSION STANDARDS.**

**(B) Table 151.02.23 Lot Dimensions.**

<b><i>District</i></b>	<b><i>Lot Area (square feet)</i></b>	<b><i>Lot Width (feet)</i></b>
<b>R-1</b>		
Dwelling, single-family detached	12,000	100
<del>Dwelling, zero-lot line</del>	<del>12,000</del>	<del>100</del>

Dwelling, manufactured home	12,000	100
<b>R-2</b>		
Dwelling, single-family detached	10,000	70
<del>Dwelling, zero-lot line</del>	<del>10,000</del>	<del>70</del>
Dwelling, manufactured home	10,000	70
Dwelling, twinhome	8,000 for entire structure	55 per unit
Dwelling, two- to four-family	4,500 per unit	75
Dwelling, attached townhouses or rowhouses	3,500 per unit	26 per unit
<b>R-3</b>		
Dwelling, single-family detached	Average of 8,000 Minimum of 5,500	55
<del>Dwelling, zero-lot line</del>	<del>Average of 8,000 Minimum of 5,500</del>	<del>55</del>
Dwelling, manufactured home	Average of 8,000 Minimum of 5,500	55
Dwelling, twinhome	6,500 for entire structure	50 per unit
Dwelling, two- to four-family	4,000 per unit	65
Cottage courtyard development	15,000 per development	100 per development
Dwelling, attached townhouses or rowhouses	3,500 per unit	26 per unit

Dwelling, apartment (5 or more units)	3,000 per unit	100
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**§ 151.02.33 SITE DIMENSIONS.**

(B) Table 151.02.04 Site Dimensions.

District	Setbacks (ft.)					Height
	Street	Interior Side	Corner Side	Rear	OHW	
RR	30	10	30	35 <sup>3</sup>	4	35 ft.
R-1	30	10	30	35 <sup>3</sup>	4	35 ft.
R-2	25 <sup>1</sup>	10	30	35 <sup>3</sup>	4	35 ft.
R-3	25 <sup>1</sup>	10/5 <sup>2</sup>	30	25 <sup>3</sup>	4	3 stories
R-4	30	10	30	35 <sup>3</sup>	4	4 stories
RM	30	20	30	20	4	25 ft.

<sup>1</sup> – Setback for living area is 20 ft.

<sup>2</sup> – Living area setback is 10 ft.; garage setback is 5 ft.

<sup>3</sup> – A deck as defined under Section 154.01.11 may have a setback of 20 feet from the rear lot line of the subject lot; however, decks in the Shoreland Overlay District shall follow the ~~principal structure~~ **ordinary high water (OHW)** setback standards.

<sup>4</sup> – ~~Ordinary high water level (OHW)~~ setback is determined by lake type and availability of public sewer facilities. See Table 151.02.05 below to determine OHW setback distance. To determine lake type, see Section 151.03.21.

**§ 151.04.55 ALLOWABLE TREE REMOVAL.**

- (A) Significant tree removal shall only be carried out with a city-approved tree preservation plan. As part of its consideration of the tree preservation plan the Planning Commission and City Council may take into consideration the types of trees that are proposed to be removed.
- (B) Mitigation shall be required if the total number **of caliper inches** of existing significant trees removed as a result of the development exceed the following percentages:
  - (1) *Subdivisions with mass grading.*
    - (a) R-1 and R-2 Residential Zoning Districts shall have no more than 20% of the total number **of caliper inches** of significant trees in the development area removed.
    - (b) All other zoning districts shall have no more than 30% of the total number **of caliper inches** of significant trees in the development area removed.
  - (2) *Subdivisions with custom grading.*
    - (a) The party responsible for initial site development may remove up to 20% of the total number **of caliper inches** of significant trees in the development area. The party responsible for initial site development shall be solely responsible for any mitigation required and performance guarantees required.

- (b) After the initial site development, the following removal limits shall apply for each custom graded lot:
  1. R-1 and R-2 Residential Zoning Districts shall have no more than 20% of the total number of caliper inches of significant trees in the development area removed.
  2. All other zoning districts shall have no more than 30% of the total number of caliper inches of significant trees in the development area removed.
- (C) The following types of trees are not considered significant trees and do not need to be included as part of total caliper inches removed:
  - (1) Dead, diseased or dying trees;
  - (2) Trees that are transplanted from the site to another appropriate area within the city;
  - (3) Trees that were planted as part of a commercial business such as a tree farm or nursery; or
  - (4) Undesirable trees as noted in § [151.04.57](#).

**§ 151.05.11 DWELLING, SINGLE-FAMILY DETACHED.**

(B) (2) Attached accessory structures may not exceed 900 square feet plus 25% of the amount by which the footprint of the principal structure exceeds 900 square feet. ~~On any lot, the~~ maximum allowable attached accessory structure area is limited to 1,200 square feet.

**§ 151.05.52 ACCESSORY STRUCTURES.**

(A) General.

(1) An accessory building shall be considered attached to the principal building if it is connected to the principal building by a covered passageway. Attached accessory structures shall meet principal structure setback and dimensional requirements.

(2) Accessory structures associated with public or institutional uses are exempt from the size and height requirements in this section.

~~(2)~~(3) Accessory structures shall not be located within a drainage or utility easement.

~~(3)~~(4) Detached accessory structures shall not:

- (a) Be located in the street yard, except for riparian lots;
- (b) Be located five feet or less from side or rear lot lines of adjoining lots, except as otherwise provided within this chapter. For riparian lots, accessory structures in the street yard shall be set back at least 35 feet; nor
- (c) Be constructed prior to the primary structure

**§ 151.05.63 OUTDOOR PARKING OR SEASONAL STORAGE OF RECREATIONAL VEHICLES.**

(C) (5) *Street parking prohibited.*

(a) Recreational vehicles and equipment shall not be parked or stored in a street or in the public right-of-way for more than 24 consecutive hours.

~~(b) No on-street parking is allowed between the hours of 2:00 a.m. and 6:00 a.m., between November 15 and April 1 of the following year, those dates inclusive.~~

(b) Vehicles and equipment shall comply with the winter parking restrictions as noted in § 71.04 (A) (2).

(c) In any prosecution charging a violation of the above provisions, the presence of a vehicle that is stopped, standing, or parked in violation of the below provisions, shall be prima facie evidence that a registered owner committed or authorized the commission of such violation.

**§ 151.07.16 PERMITTED SIGNS.**

The following signs are permitted in their respective zoning district:

(C) CBD District.

[...]

(3) One wall sign or one projecting sign shall be permitted per frontage according to the following:

[...]

(D) B-1 and B-2 Districts.

(1) All signs not requiring permits as set forth in this Division.

(2) One freestanding sign with a maximum area of 60 square feet per sign face. The maximum height of a freestanding sign shall be 20 feet.

(3) One wall sign shall be permitted per frontage according to the following:

[...]

(E) I-1 District.

(1) All signs not requiring permits as set forth in this Division.

(2) One freestanding sign with a maximum area of 60 square feet per sign face. The maximum height of a freestanding sign shall be 20 feet.

(3) One wall sign shall be permitted per frontage according to the following:

[...]

**SECTION 2.**

This Ordinance shall be effective immediately upon passage and publication according to law.

**ADOPTED** this 15<sup>th</sup> day of May, 2024 by the City Council of the City of Lindstrom.

By: \_\_\_\_\_

Judy Chartrand, Mayor

ATTEST:

\_\_\_\_\_  
Dan Udem, City Administrator

DRAFTED BY:

**HKGi**

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Minneapolis, Minnesota 55401

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**CITY OF LINDSTROM  
CHISAGO COUNTY, MINNESOTA**

**SUMMARY ORDINANCE NO. 20240515-01**

**AN ORDINANCE AMENDING CITY CODE SECTIONS 151.02.31 GENERAL PROVISIONS, 151.02.32 LOT DIMENSION STANDARDS, 151.02.33 SITE DIMENSIONS, 151.04.55 ALLOWABLE TREE REMOVAL, 151.05.11 DWELLING, SINGLE-FAMILY DETACHED, 151.05.52 ACCESSORY STRUCTURES, 151.05.63 OUTDOOR PARKING OR SEASONAL STORAGE OF RECREATIONAL VEHICLES, AND 151.07.16 PERMITTED SIGNS**

**NOTICE IS HEREBY GIVEN** that, on May 15, 2024, Ordinance No. 20240515-01 was adopted by the City Council of the City of Lindstrom.

**NOTICE IS FURTHER GIVEN** that, because of the lengthy nature of Ordinance No. 20240515-01, the following summary of the ordinance has been prepared for publication.

**NOTICE IS FURTHER GIVEN** that the ordinance adopted by the City Council updates minor language in the City Code Sections: 151.02.31 clarifying that only one use or principal structure is allowed per lot in R-1 and R-2 zoning districts unless otherwise approved by Council; 151.02.32 removing zero lot line dwelling from lot dimension standards as it is not an existing permitted use; 151.02.33 regarding the rear setback for decks with respect to the ordinary high water level; 151.04.55 regarding tree preservation; 151.05.11 regarding the maximum area of an attached accessory structure on any single-family lot; 151.05.52 regarding accessory structure exemptions for public and institutional uses; 151.05.63 regarding winter parking restrictions for recreational vehicles and equipment; and 151.07.18 regarding wall sign regulations for buildings with more than one frontage.

A printed copy of the whole ordinance is available for inspection by any person during the City's regular office hours or on the City's website.

**APPROVED** for publication by the City Council of the City of Lindstrom, Minnesota, this 15<sup>th</sup> day of May, 2024.

By: \_\_\_\_\_  
Judy Chartrand, Mayor

ATTEST:

\_\_\_\_\_  
Dan Undem, City Administrator

Published in the Chisago County Press \_\_\_\_\_, 2024.

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