

City of Plymouth
Zoning Ordinance Amendments
(2013085, 2013066 & 2013103)

Summary List of Proposed Amendments
February 5, 2014 Planning Commission Meeting

Type of Amendment:

T = Technical Change/ Correction

S = Substantive Amendment/ New Regulation

Item	Sec. #	Type	Chapter	Description
Definitions-				
1.	1	T	21005.02	Amends definition of “ Accessory, building, structure, or use ” to clarify that docks are an accessory structure.
2.	1	T	21005.02	Amends existing “ Building Height ” definition by adding “Principal Building” to specify that the definition would apply only to principal buildings. Building height for accessory buildings would be differentiated by a separate definition (see item #3).
3.	1	S	21005.02	Provides a definition for “ Building Height, Accessory Building ” to specify how height would be measured for detached accessory buildings.
4.	1	S	21005.02	Provides a definition for “ Brewpub Restaurants ” because they would become a new use allowed by the ordinance.
5.	1	S	21005.02	Provides a definition for “ Topsoil ” because the term is used in the ordinance.
6.	1	T	21005.02	Deletes the “ Swimming Pool ” definition from the zoning ordinance because it is not needed in the zoning ordinance, and is already defined by the city code (see items A and B).
General Lot Area Regulations-				
7.	2	T	21115.06	Reserves subsection number for future use: Deletes unneeded verbiage pertaining to minimum lot area per unit, as the regulations for lot area already appear in the “area requirements and construction limitations” provided in each zoning district. Language would be added to Section 21655.03 to address lot areas within planned unit developments (see item #48).

Accessory Buildings-				
8.	3	T/S	21120	<p>--Deletes current language in its entirety (Pp. 2-6). --Provides replacement language (Pp. 7-11). The new language:</p> <p>8a. Reorganizes the section – most of the regulations would use the same wording as currently exists, but would simply be reorganized into a more logical and use-friendly order. General requirements that apply to all accessory buildings, structures and uses would be provided first, then regulations specific to residential, non-residential, and conditional uses would be provided.</p> <p>8b. Would work in conjunction with the new definition for “detached accessory building height” (see item #3), specifying that the maximum height is as prescribed by the applicable zoning district.</p> <p>8c. Clarifies that of the two detached accessory buildings allowed on single- and two-family lots, either: 1) both may contain 120 sq. ft. or less, or 2) one may contain 120 sq. ft. or less and the other may exceed 120 sq. ft.</p>
Fences-				
9.	4	S	21130.01	Subd. 5: Adds new item (c) to allow fences up to 6 feet in height within front yard areas for homeowner association amenity lots that contain a swimming pool. Re-letters subsequent items.
10.	4	T	21130.01	Subd. 5, re-lettered (h): Relocates modifier within the sentence for clarification.
11.	4	S	21130.01	Subd. 5: Adds new item (i) to allow fences up to ten feet in height without a conditional use permit, to provide required screening for outside storage yards and loading areas in industrial districts.
Landscaping-				
12.	5	T	21130.02	Replaces language that would be deleted from the city code in order to continue to require a minimum of four inches of topsoil for new developments (see item C).
FRD, Future Restricted Development District-				
13.	6	T	21350.03	Subd. 5: Clarifies that docks installed by the city are a permitted use.
RSF-R, Single Family Rural to Urban Transition District--				
14.	7	T	21352.03	Subd. 5: Clarifies that docks installed by the city are a permitted use.
RSF-1, Single Family Detached District 1-				
15.	8	T	21355.03	Subd. 5: Clarifies that docks installed by the city are a permitted use.
16.	9	S	21355.07	New Subd. 13: Would allow a larger or video display “scoreboard” related to parks and schools as a conditional use, subject to the same conditions as established for such scoreboards in the P-I district. Renumbers subsequent items.

RSF-2, Single Family Detached District 2-				
17.	10	T	21360.03	Subd. 5: Clarifies that docks installed by the city are a permitted use.
18.	11	S	21360.07	New Subd. 11: Would allow a larger or video display "scoreboard" related to parks and schools as a conditional use, subject to the same conditions as established for such scoreboards in the P-I district. Renumbers subsequent items.
RSF-3, Single Family Detached District 3-				
19.	12	T	21365.03	Subd. 5: Clarifies that docks installed by the city are a permitted use.
RSF-4, Single and Two Family Dwelling District-				
20.	13	T	21370.03	Subd. 5: Clarifies that docks installed by the city are a permitted use.
RMF-1, Multiple Family Dwelling District 1-				
21.	14	T	21375.03	Subd. 5: Clarifies that docks installed by the city are a permitted use.
RMF-2, Multiple Family Dwelling District 2-				
22.	15	T	21380.03	Subd. 5: Clarifies that docks installed by the city are a permitted use.
RMF-3, Multiple Family Dwelling District 3-				
23.	16	T	21385.03	Subd. 6: Clarifies that docks installed by the city are a permitted use.
RMF-4, Multiple Family Dwelling District 4-				
24.	17	T	21390.03	Subd. 6: Clarifies that docks installed by the city are a permitted use.
RMF-5, Multiple Family Dwelling District 5-				
25.	18	T	21395.03	Subd. 6: Clarifies that docks installed by the city are a permitted use.
O, Office District-				
26.	19	T	21450.03	New Subds. 2-6, former Subd. 12, and new Subds. 18-21: Lists out (in alphabetical order) the permitted retail and service uses in the Office district, rather than referring to such uses that are permitted in the C-1 district. Renumbers subsequent items.
27.	19	S	21450.03	New Subd. 23: Adds "tutoring/learning centers" as a permitted use to the district.
28.	20	S	21450.07	New Subd. 10: Would allow a larger or video display "scoreboard" related to parks and schools as a conditional use, subject to the same conditions as established for such scoreboards in the P-I district. Renumbers subsequent items.
29.	21	S	21450.11	New Subd. 7: Adds "special promotional events" as a use allowed by administrative permit in the Office district, subject to the same regulations as presently allowed in other commercial districts. Renumbers subsequent items.

C-2, Neighborhood Commercial District-				
30.	22	T	21460.03	Subd. 42: Adds "e cigarette shops" where tobacco shops are permitted.
31.	22	S	21460.03	New Subd. 43: Adds "tutoring/learning centers" as a permitted use. The use is presently allowed as a conditional use in the district, but would be deleted as a conditional use in conjunction with this amendment (see item #34). Renumbers subsequent items.
32.	23	S	21460.07	New Subd. 2: Adds "brewpubs" as a conditional use in the district, subject to the same conditions specified for "dining restaurants" in the district (refer to re-numbered Subd. 5). Renumbers subsequent items.
33.	23	T	21460.07	Re-numbered Subd. 5: Deletes vague and unneeded language. The county health department inspects and licenses restaurants; not the city.
34.	23	S	21460.07	Former Subd. 14: Deletes "tutoring/learning centers" as a conditional use from the district, as they would become a permitted use (see item #31).
C-3, Highway Commercial District-				
35.	24	S	21465.03	New Subd. 5: Adds "brewpubs" as a permitted use. Dining restaurants are already permitted in the district (refer to re-numbered Subd. 12). Renumbers subsequent items.
C-4, Community Commercial District-				
36.	25	S	21470.03	New Subd. 13: Adds "brewpubs" as a permitted use. Dining restaurants are already permitted in the district (refer to re-numbered Subd. 24). Renumbers subsequent items.
37.	25	S	21470.03	Renumbered Subd. 67: Adds "e cigarette shops" where tobacco shops are permitted.
CC, City Center District-				
38.	26	S	21475.05	New Subd. 2 (j): Adds "brewpubs" as a permitted use. Dining restaurants are already permitted in the district (refer to re-lettered item q). Re-letters subsequent items.
39.	26	S	21475.05	New Subd. 2 (yy): Adds "tutoring/learning centers" as a permitted use. The use is presently allowed as a conditional use in the district, but would be deleted as a conditional use in conjunction with this amendment (see item #40).
40.	27	S	21475.09	Former Subd. 3 (f): Deletes "tutoring/learning centers" as a conditional use from the district, as they would become a permitted use (see item #39).
B-C, Business Campus District-				
41.	28	S	21555.07	New Subd. 2: Adds "brewpubs" as a conditional use in the district, subject to the same conditions specified for dining restaurants in the district (refer to re-numbered Subd. 5). Renumbers subsequent items.
42.	28	T	21555.07	Re-numbered Subd. 5: Deletes unneeded language. The county health department inspects and licenses restaurants; not the city.
I-1, Light Industrial District-				
43.	29	S	21560.03	New Subd. 6: Adds "breweries with or without an accessory taproom" as a permitted use. Renumbers subsequent items.

I-2, General Industrial District-				
44.	30	S	21565.03	New Subd. 7: Adds "breweries with or without an accessory taproom" as a permitted use. Renumbers subsequent items.
I-3, Heavy Industrial District-				
45.	31	S	21570.05	New Subd. 7: Adds "breweries with or without an accessory taproom" as a permitted use. Renumbers subsequent items.
P-I, Public/Institutional District-				
46.	32	T	21650.03	Subd. 5: Clarifies that docks are a permitted use in the district.
47.	33	T	21650.07	Subd. 21: Revises language so the provisions are consistent with language in the other districts where the use is allowed.
PUD, Planned Unit Development District-				
48.	34	T	21655.03	Adds "lot area" to the provision (see item #7).
49.	35	S	21655.07	New Subd. 6: Adds language to exempt 'single-family developments' and 'PUDs approved for only one building' from needing to obtain a separate administrative PUD final plan.

City Code Amendments (2013085 & 2013066)

Summary List of Proposed Amendments

Type of Amendment:

T = Technical Change/ Correction

S = Substantive Amendment/New Regulation

Item	Sec. #	Type	Chapter	Description
Definitions-				
A.	1	T	105.01	Subd. 72: Repeals definition: Deletes the "private residential pool" verbiage so that the definition can be relocated to directly follow the definition of "swimming pool" (see items #6 and B).
B.	2	T	105.01	New Subd. 113: Relocates the definition for "private residential swimming pool" so it directly follows the definition of "swimming pool" so the definitions are together and easier to find (see items #6 and A). Renumbers subsequent items.
Design Standards-				
C.	3	T	524.03	Subd. 9. A: Deletes language that would be added to Section 21130.02 of the zoning ordinance (see item #12).
Tree Preservation-				
D.	4	T	530.23	Subd. 3: Amends verbiage for clarification.
Garbage and Rubbish Disposal-				
E.	5	S	600.18	Provides a new subsection to set a maximum of 30 days for storage of construction dumpsters on a site after a construction or remodeling project is completed.

Item	Sec. #	Type	Chapter	Description
License Fees-				
<i>F.</i>	6	S	1010.01	Subd. 5: Adds a new item D. to address fees to be collected in conjunction with city licensing for brewpubs, off-sale malt liquor at breweries, and brewer taprooms.
State Law Adopted/Definitions-				
<i>G.</i>	7	S	1201.03	New items A and B: Provides definition for “brewer” and “brewpub” pursuant to definitions in state law. Re-letters subsequent definitions.
Retail Licenses-				
<i>H.</i>	8	S	1206.02	New items L, M, and N: Addresses licensing regulations for brewpubs, small brewer off-sale and taprooms, respectively. The majority of the verbiage was drafted by the City Attorney. The verbiage is reflective of state law requirements. The City Council conducted a study session on this matter in October of 2013 to provide feedback, and subsequently directed preparation of the regulations.

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