

**Chairperson**  
Nick Schwalbach



515 Little Canada Road  
Little Canada, MN 55117

[www.littlecanadamn.org](http://www.littlecanadamn.org)

**Planning Commissioners**  
Bill Buesing  
Taelor Johnson  
Dawn Kulousek  
Chris Kwapick  
Valerie Quarles  
Eric Thorson

**Staff Liaison**  
Corrin Wendell

**Regular Meeting of the  
Little Canada Planning  
Commission**

*Thursday, January 9, 2021  
6:30 p.m.*  
City Center Council Chambers

**AGENDA**

1. Call To Order - 5:00 P.m.
2. Roll Call
3. Adopt Agenda
4. Approval Of Minutes
  - A. Planning Commission Meeting Minutes 12-10-2020

Documents:

[12-10-2020 PC MINUTES.PDF](#)

5. Meeting Open To The Public  
*Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.*
6. Public Hearings
7. Commission Business Action Items & Recommendations
  - A. Conditional Use Permit - 80 Minnesota Avenue

Documents:

[CONDITIONAL USE PERMIT 80 MINNESOTA AVE STAFF REPORT.PDF](#)

- B. Zoning Code Draft Language

Documents:

[ZONING CODE DRAFT LANGUAGE.PDF](#)

8. Reports From Staff

9. Reports From Commissioners

10. Adjournment

11. None

12. None

*This agenda is subject to change by additions and deletions.*

**MINUTES OF THE REGULAR MEETING  
PLANNING COMMISSION  
LITTLE CANADA, MINNESOTA**

**DECEMBER 10, 2020**

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 10<sup>th</sup> day of December, 2020 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Chair Nick Schwalbach called the meeting to order at 5:04 p.m. and the following members of the Planning Commission were present at roll call:

**PLANNING COMMISSION:** Johnson, Kwapick, Schwalbach, Buesing, and Thorson.

**ALSO PRESENT:** Community Development Director/ Planner Corrin Wendell, City Administrator Chris Heineman, and Planning Consultant Bill Weber

*In accordance with the requirements of Minn. Stat. Section 13D.021, the City Administrator has determined that an in-person meeting is not practical or prudent because of a health pandemic or an emergency declared under Chapter 12 of the Minnesota Statutes.*

*Because of the health pandemic and emergency declaration, it has been determined that attendance at the regular meeting location by elected officials and members of the public is not feasible. Therefore, some or all of the City Council members may be participating by telephone or other electronic means. This meeting will be recorded in its entirety.*

*Members of the public may monitor the meeting on the CTV North Suburbs website (live stream) or use the meeting link provided on the city website prior to the meeting.*

**ADOPT AGENDA**

The Planning Commission Agenda as submitted.

**MINUTES**

Commissioner Buesing made a motion to approve the November 12, 2020 Planning Commission minutes as submitted. Commissioner Johnson seconded the motion. The motion was unanimously approved.

The Community Development Director requested to move the Zoning Code presentation to be the first Commission Business item reviewed by the Commission on the agenda and confirmed the consensus of the Commission

**OPEN TO THE PUBLIC**

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No comments.

**COMMISSION BUSINESS: ZONING CODE SCHEDULE**

Bill Weber provided background information on the Zoning Code review, noting that there have been patches made over the years that currently do not fit the needs of the City. He stated that deficiencies were identified during the Comprehensive Plan process and reviewed some of those deficiencies. He stated that this process will be guided by the Comprehensive Plan, land use plan and through input that will be provided by the Planning Commission and members of the public. He reviewed the proposed schedule for the process throughout the next year. It was noted that staff would prefer to have an executive summary provided regularly.

Commissioner Johnson stated that it appears that this would look at the spaces within the City and the uses applied. She asked if there would be reevaluation of road frontage, as developers have continued to make the comment that the market demand does not match the policy of the City.

Mr. Weber confirmed that could be part of the discussion. He stated that Little Canada is an almost developed community and therefore they would be cautious to create nonconforming situations.

Commissioner Johnson clarified that the comment from developers is that the market demand is for larger houses on smaller lots and therefore she would want consideration for those factors to ensure that the changes are sufficient for the coming years.

Mr. Weber confirmed that the trend across the metro has been for larger lots on smaller lots. He stated that throughout this process there would be participation from the City Council, Planning Commission, City staff, residents, and property owners.

The Community Development Director provided additional input on the public input and review by the Planning Commission processes.

Commissioner Buesing commented that it could be helpful to have input from architects.

**COMMISSION BUSINESS: 2021 SCHEDULE**

The Community Development Director presented the proposed 2021 schedule, noting a conflict in November. She stated that meeting date has been changed to Friday for the time being but could be discussed as that meeting time approaches. She asked if the Commission wanted to consider changing the start time as the meetings will continue to be held virtually for the time being.

Chair Schwalbach asked if the November date would need to be agreed upon tonight or whether that could be discussed in the fall.

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The Community Development Director confirmed that could be reviewed in September or October to find the best fit.

Commissioner Kwapick commented that he prefers the earlier time for virtual meetings but stated that he would like to keep the regular meeting time for in person meetings at 6:30 as people would have to commute once things open up.

Commissioner Thorson agreed that virtual meetings should remain at 5:00 p.m. and that could be reconsidered should the Commission return to in person meetings.

Chair Schwalbach stated that perhaps the Commission agree to the 5:00 p.m. start time for the first quarter and reconsider after that time. He confirmed the consensus of the Commission.

The Commission confirmed consensus that they would prefer to hold the November meeting on the Wednesday prior to the regular meeting date rather than the Friday following.

The Commission confirmed approval of the 2021 meeting schedule as discussed.

**COMMISSION BUSINESS: TIF DISTRICT**

The City Administrator provided background information on TIF Districts. He noted that this District was setup 15 years ago with certain specifications, noting that more revenue was collected than initially budgeted in 2006. He stated that Ehlers contacted City staff to alert them that a budget modification would be needed prior to the end of the year in order to utilize the additional captured funds for future projects. He stated that staff is also proposing to modify the map as there is potential capture of additional funds that could occur through the life of the District that will provide ability to work with development/redevelopment projects that could come forward in the next nine years remaining on the District. He stated that the Commission is being asked to acknowledge whether the TIF plan is in conformance with the Comprehensive Plan.

The Community Development Director commented that the areas identified to be added to the TIF District are areas that will look to development or redevelopment in the future per the land use map and align with the intent of the TIF District and the proposed modification. She stated that staff believes that this aligns with the Comprehensive Plan and what the City would foresee during the lifespan of the TIF District.

Commissioner Kwapick asked if the modification would expand to the areas marked on the map and apply to the parcels mentioned within the staff report rather than the entire area.

The City Administrator stated that any parcels within the District would be eligible. He explained that the area within the District must be contiguous and the line was drawn in a

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manner that incorporates the parcels that will most likely develop/redevelop within that timeframe.

Commissioner Thorson asked if there would be an impact on the other residential parcels in this area.

The City Administrator replied that the increment is generated from the two yellow parcels and the source would not be changed. He explained that the benefit to the City is that it is able to collect the increment from those two parcels for the remaining time of the TIF District which will allow the City to develop key incentives that can be used for development purposes.

Kwapick introduced the following motion:

***RECOMMENDING THE APPROVAL OF A RESOLUTION FOR A PROPOSED MODIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. 3-3 AND THE PROPOSED MODIFICATIONS TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. 1.***

The foregoing motion was duly seconded by Johnson.  
Ayes (6). Nays (0). Motion passed.

**REPORT FROM STAFF**

The Community Development Director stated that the Resilient Communities Program students have created a survey that is available on the City website related to Pioneer Park. She encouraged the Commissioners to take the survey, if they have not already, and share with others in the community to help identify the needs and desires of the community for that park.

**REPORTS FROM COMMISSIONERS**

No Comments.

**There being no further business, the meeting was adjourned at 5:56 p.m.**

Respectfully submitted,

Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*



## STAFF REPORT

**Agenda Information Memorandum**  
Little Canada Planning Commission  
February 11, 2021

### **VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS**

#### **A. Conditional Use Permit – 80 Minnesota Avenue – Case #1396**

#### **ACTIONS TO BE CONSIDERED**

To approve a Conditional Use Permit to allow massage therapy, located at 80 Minnesota Avenue, Parcel ID 072922330028.

#### **FACTS**

- The City has received a Conditional Use Permit application from Yer Yang, the applicant and owner for the parcel located at 80 Minnesota Avenue, Suite B.
- The applicant is requesting approval for a massage therapy office.
- The Zoning Code allows for massage therapy with approval of a Conditional Use Permit.
- The property is zoned B-3, General Business District.
- The applicant has submitted all filing requirements for review of the Conditional Use Permit application.
- A Public Hearing will be held at the City Council Meeting on February 24, 2021 to open up public comment.
- A public hearing notice letters have been sent to addresses within 350 feet of the parcel.

#### **ATTACHMENTS**

Staff Report

# MEMORANDUM

Date: Thursday, February 11, 2021

To: Chair Schwalbach and Planning Commission
From: Corrin Wendell, AICP, Community Development Director
CC: Chris Heineman, City Administrator
Re: Conditional Use Permit – 80 Minnesota Avenue - #1396

## BACKGROUND

Chair Schwalbach and Planning Commission members:

The Planning Commission is asked to make a recommendation on a Conditional Use Permit (CUP) application to allow massage therapy, located at 80 Minnesota Avenue, Parcel ID 072922330028.

### Proposal:

The City has received a CUP application from Yer Yang, applicant, for a parcel located on Minnesota Avenue. The applicant proposes to open a business for massage therapy within a suite in the building.

### Applicant/Owner:

Yer Yang, 80 Minnesota Avenue, Little Canada, MN 55117.

### Address/Location:

80 Minnesota Avenue, Little Canada. The property is located west of I-35E and south of I-694W within the Little Canada city limits.

### Property Legal Description:

PART OF LOT 1 BLK 1 LYING NLY OF A L DESC AS COM AT THE NE COR OF LOT 35 JF EISENMENGER'S GARDEN LOTS THEN E TO THE NW COR OF LOT 37 IN JF EISENMENGER'S GARDEN LOTS AND THERE TERM, Little Canada, Ramsey County, Minnesota.

### Zoning:

The property is zoned B-3 General Business District.

### Attachments:

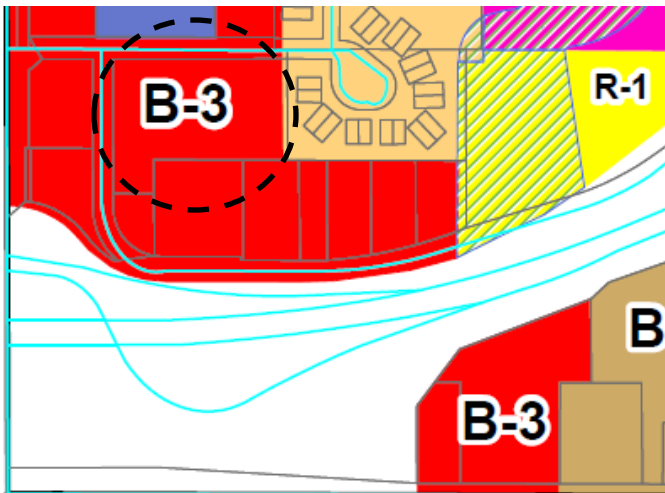
No attachments.



AERIAL MAP



ZONING MAP



## **FINDINGS**

### **Zoning:**

The property is within the B-3, General Business District. City Code Section 912.040 (I), allows for massage therapy by Conditional Use Permit.

### **What is a Conditional Use Permit?**

CUP is an abbreviation for Conditional Use Permit. A Conditional Use Permit is a use that is permitted in a zoning district under the Zoning Ordinance, if certain conditions, designated by the City Council, Planning Commission, or specified in the Zoning District, are met.

### **City Code Section 912.040 (I):**

Massage Therapy as a principal or accessory use, provided that:

1. The business receives an appropriate license from the City of Little Canada, and complies with all the requirements of that license.
2. All therapists are licensed in accordance with the requirements of the Municipal Code.
3. The City reserves the right to review the conditional use permit at any time, and may add conditions deemed appropriate by the City Council to ensure compliance with the Comprehensive Plan, City Codes, and applicable regulations.

*The applicant complies with these standards.*

### **License Requirements –**

The Municipal Code under Section 2203.020 for Massage Therapy as a Principal Use indicates that no person, partnership, or corporation shall engage in a business, which has massage therapy as a principal use, without being licensed as provided in this Chapter. City code allows up to three licenses for massage therapy as a principal use within the City. Currently, there is only one massage therapy as a principal use license issued.

The following are additional licensing requirements for massage therapy as a principal use:

- The initial application for a license by a business shall be made by completing an application form provided by and containing such information as required by the City and by paying a onetime non-refundable initial application fee as established by City Council resolution.
- If the application for a license under this Chapter is granted, the fee above shall be the first year's license fee. Thereafter, the license fee shall be as established by City Council resolution. A separate license shall be obtained for each place of business.
- A license for massage therapy business license as a principal use shall be reviewed annually. No license approved by the City grants the licensee a property right or entitlement to a license. The City Council may refuse to issue, refuse to renew, or may suspend or revoke a license for any reason, and the City will not incur liability for any damages including, but not limited to,

direct, consequential, or incidental damages, deprivation of property, loss of income, loss of profits, or loss of livelihood.

- No person shall provide massage therapy as a principal use without being licensed individually as provided in Section 2202.040 of the Little Canada City Code. All persons licensed for massage therapy as a principal use shall be subject to the provisions of Sections 2202.030, 2202.050, 2202.060, and 2202.070 of the Little Canada City Code.

The City Clerk handles the licensing for Massage Therapy and will confirm that the applicant complies with all applicable licensing requirements within Sections 2202, Massage Therapy as an Accessory Use & Section 2203, Massage Therapy as a Principal Use. Approval of the Massage Therapy License will be on the City Council agenda for February 24, 2021.

**Public Hearing:**

A CUP requires a Public Hearing and the City Council will need to open the hearing at their February 24, 2021 meeting to take comment from the public. At that time, they will consider the comments from the public and the CUP application after the hearing has been closed. A public notice has been published in the newspaper and the property owners within 350 feet of the site have been notified.

**RECOMMENDED ACTION**

To make a recommendation to the City Council for a Conditional Use Permit (CUP) application to allow massage therapy, located at 80 Minnesota Avenue, Parcel ID 072922330028, subject to the following conditions:

1. The business receives an appropriate license from the City of Little Canada, and complies with all the requirements of that license.
2. All therapists are licensed in accordance with the requirements of the Municipal Code.
3. The City reserves the right to review the conditional use permit at any time, and may add conditions deemed appropriate by the City Council to ensure compliance with the Comprehensive Plan, City Codes, and applicable regulations.



**Date:** 25 January 2020  
**To:** Members of the City of Little Canada Planning Commission  
**From:** William Weber, Zoning Consultant  
**Subject:** Table of Contents and Residential Districts

This is the first of several memos that will help you through your review of the draft amendments to the City's zoning code. This edition covers the table of contents and the residential districts.

#### **Table of Contents and Major Features**

I've outlined what is in many ways a conventional zoning ordinance, in that it is centered on the zoning districts and uses words and numbers to provide the regulations. (Some novel ordinances are much more graphic in their presentation.)

This ordinance builds on the current zoning regulations but takes these departures:

- **Changes to Districts and Land Uses:** As we discussed last summer, several zoning districts will be deleted or combined, and several allowed land uses will be deleted or combined. One new zoning district will be created. The R-2, Medium-Density Housing District, will be broadened.
- **Tabular Summaries of Allowed Land Use:** Except for the dimensional requirements, **most** of the detailed land use regulations have been moved out of the sections on the individual districts and collected in either the Specific Development Requirements or the General Development Requirements. The section for each district will focus on presenting the dimensional requirements and include references to the specific and general requirements.

There will be a general table of allowed residential uses, another for commercial land uses and a third for industrial uses.

This will make it easier to understand what is allowed in each district and whether each use is permitted, conditional or accessory. It will also be easier to find the key dimensional requirements and will reduce duplication. Note that many of the specific or general development requirements are presently in the existing Section 903, General Provisions, which is entirely different from the future Section 915, General Development Requirements.

- **Tables of Dimensional Regulations:** Dimensional requirements will be displayed in tables rather than in paragraphs.
- **New vs. Existing Regulations:** I will re-use existing regulations whenever it seems appropriate but will propose replacements as judged necessary. There will not be change just for the sake of change. So, the future code will seem both familiar and new. I can see that some regulations were adopted for specific local conditions and that others were given quite a bit of recent thought. One example of this is the section describing where you can park your car, boat or RV on your home lot (903.020, O.) I will bring those changes to your attention through these memos, yellow highlights in the text, a summary table and our meetings.
- **Conditions for Conditional Uses:** Specific requirements for each conditional use will be described.
- **Requirements for Permitted Uses:** Specific requirements for some of the permitted uses will be described. The difference between a permitted use and a conditional use is that the permitted uses are presumed to be allowed as long as the proposal meets those conditions, while the conditional uses are presumed to be not allowed unless the conditions are met.

Please note that in both cases I propose that site development applications will be reviewed and approved or denied by City staff without going through the Planning Commission and City Council unless the application involves a variance, a plat or a rezoning. This will save time and money for the applicant and allow the Planning Commission and City Council to concentrate on other matters. This would be a major change from your past practice.

- **Review Procedures:** The procedures for reviewing applications will be consolidated.
- **Districts Used without Changes:** The floodplain, shoreland, wetland and public districts will be incorporated without change, as will the 2020 planned-unit district. No changes will be proposed for manufactured housing, signs or adult businesses.
- **Tables of Contents:** There will be a table of contents at the top of each major section, and the page headers will include the titles of the sub-sections.

### **Residential Districts**

Here are the highlights of the new section titled Residential Districts.

- **Tables of Allowed Land Uses:** There is a table showing all of the allowed residential land uses in each of the five residential zones and whether each is permitted, conditional or accessory. This is based on the table that we reviewed last year. There no longer will be a list in each individual district.
- **Dimensional Tables:** The dimensional requirements are presented in tables.

- **Residential Zoning Districts:** We still have the R-1, -2 and -3 Districts as low-, medium- and high-density housing. The R-M District, Mobile Home Communities, has been renamed R-4, Manufactured Housing District. The Residential-Business District, R-B, has been included here.
- **References to other Development Requirements:** There are references to Section 914 and 915, the specific and the general development requirements. These two sections will reduce the content in each District section and minimize duplication.
- **Changes to the Dimensional Requirements:** Except for the R-1, Single-Family Building, District, most of the dimensional requirements for setbacks and lot are have been reduced slightly. The minimum lot sizes in the R-2 district are proposed to be reduced for detached and two-unit buildings. In the R-3 district, the minimum lot size for attached housing other than apartment buildings is also proposed to be reduced. This is consistent with the true observation I heard from the Planning Commission in December that the market desires larger buildings on smaller lots.

Please refer to the following table for a summary comparison of allowable residential densities.

- **Notable Addition to R-1 District:** Two-family residential buildings would be allowed as a Permitted Use in the R-1 district but only on corner lots, that is, on parcels abutting a four-legged intersection.
- **Changes Highlighted:** Dimensional requirements used in the currently adopted zoning code that are proposed to be changed are shown in *Italic type* next to the proposed dimension, like this: *20 75*

**Current and Proposed Lot Area per Unit (and units per acre)**

	<b>Current</b>	<b>Proposed</b>	<b>Current</b>	<b>Proposed</b>	<b>Current</b>	<b>Proposed</b>	
Detached house	11,000	11,000	10,000	7,000			
Units per Acre (approximate)	4	4	4.4	4.4			
Two-Family building		6,000	7,500	5,500			
Units per Acre (approximate)		7.25	5.8	8.0			
Attached dwellings other than a central corridor apartment building (2- to 8-unit building; townhouses)			4,000	4,000	4,000	3,500	
Units per Acre (approximate)			11.0	11.0	11.0	12.5	
Apartment building							
Efficiency unit					1,500	1,500	29
One-bedroom unit					1,500	1,500	29
Two-bedroom unit					2,000	2,000	22
Three bedroom unit					2,500	2,500	17
Seniors' apartment building						1,200	
Units per Acre (approximate)						36	

**City of Little Canada  
City Code Chapter 900, Zoning**

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**901.10 Title**

The Ordinance shall be known as "Little Canada Zoning Ordinance" except as referred to herein, where it shall be known as "this ordinance."

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**CHAPTER 902 GENERAL PROVISIONS**

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**902.010 Authority**

This ordinance is enacted pursuant to the authority granted by the Municipal Planning Act, Minnesota Statutes. .

**902.020 Ordinance Purpose**

- A. This ordinance is adopted for the following purposes:
- 1. To implement the policies of the City of Little Canada Comprehensive Plan;
  - 2. To protect the public health, safety, and general welfare of the community and its people through the establishment of regulations governing development and use;
  - 3. To promote orderly development and redevelopment;
  - 4. To protect the established use areas;
  - 5. To provide convenient access to property;
  - 6. To reduce congestion in the public right-of-way;
  - 7. To prevent overcrowding of land and undue concentration of structures by regulating land, buildings, yards, and allowed residential densities;
  - 8. To provide for compatibility of different land uses;
  - 9. To provide for administration and enforcement of this ordinance;
  - 10. To provide for amendments;
  - 11. To prescribe penalties for violation of such regulations; and
  - 12. To define powers and duties of the City staff, the City Council, the Planning Commission, and the City Council in relation to the Zoning Ordinance.

In their interpretation and application, the provisions of this ordinance shall be held as the minimum requirements for the promotion of public health, safety, and welfare.

**902.030 Effective Date**

This ordinance shall be effective **on and after <date ordinance is effective>**. The adoption of this ordinance shall not be construed to confer any protected legal status on uses in existence prior to the effective date that did not conform to previous ordinance provisions. Uses that were illegal

1 under previous ordinance provisions shall not be converted to a legal non- conforming use by  
2 reason of adoption of this ordinance.

3 **902.040 Applicability**

4 This ordinance is applicable to all land located within the City both now and as may be  
5 incorporated in the future. The use of land and buildings or structures, and the construction,  
6 reconstruction, alteration, expansion, or relocation of buildings or structures shall conform to the  
7 provisions of this ordinance.

8 **902.050 Relation to the Comprehensive Plan**

9 It is the policy of the City of Little Canada that the Comprehensive Plan is the City's guiding  
10 document for the regulation of land use and development. The enforcement, amendment, and  
11 administration of this ordinance is to be accomplished with due consideration of the  
12 recommendations contained in the Comprehensive Plan as developed and amended from time to  
13 time by the Planning Commission and City Council of the City.

14 **902.060 Relationship to Other Laws and Agreements**

15 A. Conflict with Other Public Laws, Chapters, Regulations, or Permits

- 16 1. This ordinance is intended to complement other municipal, state, and federal regulations  
17 that affect land use. This ordinance is not intended to revoke or repeal any other public  
18 law, ordinance, regulation, or permit.
- 19 2. Where the provisions of this ordinance impose greater restrictions than those of any  
20 statute, other chapter or regulation; the provisions of this ordinance shall apply, except  
21 as prohibited by Statute.
- 22 3. Where the provisions of any statute, other chapter or regulation impose greater  
23 restrictions than this ordinance, the provisions of that statute, other chapter or regulation  
24 shall apply.

25 B. Conflict with Private Agreements

- 26 1. The existence of any easement, covenant, or other private agreement with respect to  
27 property affected by this ordinance shall not affect the duty of any interested person to  
28 comply with this ordinance.
- 29 2. The City shall have no obligation to waive or modify the requirements of this ordinance  
30 to conform to private agreements, nor shall it be obligated to enforce such agreements.

31 C. Conflict Between Standards in this Ordinance

32 In the event of conflict between one or more of the standards in this ordinance, priority shall  
33 be established based on the following descending hierarchy:

- 34 1. Overlay Zoning District Requirements;
- 35 2. Base Zoning District Requirements;
- 36 3. Rules of Measurement in Section 915.060; and
- 37 4. Chapter 902, General Provisions.

38 For instance, if an overlay district standard conflicts with a base district standard, the overlay  
39 district standard shall control and take precedence.

1 D. Conflicts Between Other Standards

2 In cases where two or more standards conflict within the same hierarchy category identified  
3 in Sub-Section (C), above, the more restrictive standard shall not necessarily control. For  
4 example, if two overlay zoning district requirements conflict, this subsection shall apply. The  
5 determination as to which control applies shall be made by the City Council. The following  
6 standards shall govern the Council in issuing use interpretations:

- 7 1. Greater consistency with the goals and objectives contained within the adopted  
8 Comprehensive Plan;
- 9 2. More supportive of the purposes of this ordinance as described in Chapter 902.020,  
10 Ordinance Purpose;
- 11 3. Increased compatibility with adjacent development and surrounding community  
12 character;
- 13 4. Enhanced environmental quality and natural resource protection;
- 14 5. Greater protection and preservation of historic and cultural resources; and
- 15 6. A superior level of building form, design, or architecture.

16 **902.060 Transitional Regulations**

17 A. Purpose

18 The purpose of transitional regulations is to resolve the status of properties with pending  
19 applications and properties with outstanding violations, at the time of the adoption of this  
20 ordinance.

21 B. Violations Continue

22 Any violation of previous versions of this ordinance shall continue to be a violation under this  
23 ordinance and shall be subject to the penalties and enforcement set forth in Chapter 916,  
24 Enforcement, unless the use, development, construction, or other activity complies with the  
25 provisions of this ordinance.

26 C. Uses, Structures, and Lots Rendered Nonconforming

27 Where any use, building, structure, or lot that legally existed on the effective date of this  
28 ordinance does not meet all standards set forth in this ordinance, such building, structure, lot  
29 or parcel shall be subject to the requirements of Chapter 911, Non-Conforming Uses and  
30 Structures.

31 D. Existing Legal Nonconformities

32 Legal nonconforming lots of record and uses that existed on the effective date of this  
33 ordinance shall be controlled by Chapter 911, Non-Conforming Uses and Structures.

34 E. Processing of Applications Commenced or Approved Under Previous Ordinances

35 1. Pending Application

- 36 (a) Any complete application that has been submitted or accepted for review, but upon  
37 which no final action has been taken by the appropriate decision making body prior  
38 to the effective date of this ordinance, shall be reviewed in accordance with the  
39 provisions of ordinances in effect on the date the application was deemed complete  
40 by the City.

(b) An applicant with a pending application may waive the review available under the prior ordinance through a written letter to the Planning Director, and instead request review under the provisions of this ordinance.

1. Approved Projects

(a) Approved land use and other related actions by the City of Little Canada authorized under the prior ordinance, including Building Permits that are valid on the effective date of this ordinance, shall remain valid until their expiration date, where applicable.

(b) Projects with valid approvals or permits shall comply with the requirements of this ordinance where the standards will not materially affect the project. Where use of these standards would materially affect the project, the project shall be completed pursuant to the development standards in effect at the time of approval, provided that the permit or approval is valid and has not lapsed.

(c) Any building or development for which a Building Permit was granted prior to the effective date of this ordinance shall be permitted to proceed as permitted or approved, even if such building or development does not conform to the provisions of this ordinance, as long as the Building Permit remains valid.

(d) Building permits authorized in accordance with the ordinance existing prior to the effective date of this ordinance shall still be valid, but shall not be renewed if the permit expires. All future permits shall only be issued if in compliance with the requirements of this ordinance.

**902.070 Severability**

A. Provisions

If any court of competent jurisdiction invalidates any provision of this ordinance, then such judgment shall not affect the validity and continued enforcement of any other provision of this ordinance.

B. Properties

If any court of competent jurisdiction invalidates the application of any provision of this ordinance to a particular property, structure, or situation, then such judgment shall not affect the application of that provision to any other building, structure, or situation not specifically included in that judgment.

C. Approvals

If any court of competent jurisdiction rules invalid any condition attached to an approval under this ordinance, then such judgment shall not affect any other conditions or requirements attached to the same approval that are not specifically included in that judgment.

D. Administrative Actions

Whenever a condition or limitation is included in an administrative action authorizing regulatory activity, then it shall be conclusively presumed that the authorizing officer, commission, or board considered such condition or limitation necessary to carry out the spirit and intent of this ordinance, and that the officer, commission, or board would not have granted the authorization to which the condition or limitation pertained except in the determination that the condition or limitation was lawful.



1 E. Appeals

2 No judgment of any court of competent jurisdiction shall be considered final until all appeals  
3 therefore have been exhausted.

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**CHAPTER 903: ZONING DISTRICTS**

903.010 General Provisions ..... 903-1  
903.020 Districts Established ..... 903-2

**903.010 General Provisions**

**A. Adoption of Zoning Map**

The map entitled City of Little Canada Official Zoning Map, hereinafter referred to as the “zoning map,” and all explanatory matters thereon, are hereby adopted and made a part of this ordinance. Questions concerning a zoning designation or boundaries of a zoning district shown on the zoning map shall be resolved by referring back to the previously adopted ordinances delimiting the districts and boundaries.

A copy of the official zoning map is shown on a subsequent page. However, this copy may be out of date and, thus, the Community Development Department should be contacted to verify the zoning or any property.

**B. Types of Zoning Districts**

Land within the City is generally classified by this ordinance to be within one of a number of base zoning districts. Land within any base zoning district may also be classified into one or more overlay zoning districts, in which case regulations governing development in the overlay district shall apply in addition to the regulations governing development in the underlying base zoning district, unless expressly stated otherwise.

**C. District Boundaries**

- (1) The boundaries of the districts are established as shown on the zoning map.
- (2) Unless otherwise indicated on the zoning map, the district boundaries are parcel lines or the corporate limit lines, as they existed at the time of the enactment of this ordinance.
- (3) New base district lines or rezoning lines shall follow parcel lines.

**D. Zoning Classifications for Newly Annexed Property**

Any land annexed to the City in the future shall initially be placed in the R-1, Single-Family Residential District, unless placed in another district by action of the City Council after recommendation of the Planning Commission.

**E. Essential Public Services**

Essential public services, including public parks but not including government buildings, are a Permitted Use in any zoning district.

F. Signs

Signs are a Permitted Accessory Use in any zoning district if they conform to the regulations of City Code Chapter 916, Signs.

903.020 Districts Established

(A) Base Districts

The base residential, business, and industrial zoning districts established by this code are:

Abbreviation	District Name
R-1	Low-Density Residential District
R-2	Medium-Density Residential District
R-3	High-Density Residential District
R-4	Manufactured Housing Residential District
R-B	Residential-Business District
B-1	General Commercial
B-2	Corridor Mixed
I-1	Light Industrial District
I-2	Industrial Park District
P	Public and Semi-Public District

(B) Overlay Districts

The overlay zoning districts established by this code are.

Abbreviation	District Name
FP	Floodplain Management Overlay District
SO	Shoreland Overlay District
W	Wetlands Overlay District
PUD	Planned-Unit Development Overlay District

(C) Classification of Districts

Land shall be classified or reclassified into a base or overlay zoning district only in accordance with the procedures and requirements set forth in Sub-Chapter 16, Application Reviews and Procedures.

(D) Diagrams and Photographs for Illustrative Purposes Only

Graphics in this Ordinance of physical regulations are for illustrative purposes only, and may not be consistent with all listed requirements. In all cases, the dimensional requirement text of this ordinance shall control.

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INSERT OFFICIAL ZONING MAP

A copy of the official zoning map is shown above. However, this version may be out of date. Thus, the Community Development Department should be contacted to verify the zoning or any property.

Dimensional requirements used in the currently adopted zoning code that are proposed to be changed are shown in *Italic type* next to the proposed dimension, like this: 20 *15*

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**CHAPTER 904: RESIDENTIAL DISTRICTS**

904.010 Principal and Accessory Uses in the Residential Districts .....904-1  
904.020 R-1, Low-Density Residential District ..... 904-4  
904.030 R-2, Medium-Density Residential District ..... 904-7  
904.040 R-3, High-Density Residential District ..... 904-11  
904.050 R-4, Manufactured Home District ..... 904-14  
904.060 R-B, Residential-Business District ..... 904-16

**904.010 Principal and Accessory Uses in the Residential Districts**

**A. Summary Tables of Principal and Accessory Uses**

All Principal Uses allowed in the residential districts are summarized in Table 904-1 and listed in the Chapters for the individual zoning districts. All Accessory Uses are summarized Table 904-2 and listed in the Chapters for the individual zoning districts.

**B. Permitted Uses**

Principal Uses specified with a “P” are permitted by-right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Essential public services and signs are Permitted Uses in any zoning district .

**C. Conditional Uses**

Principal Uses specified with a “C” are allowed as a conditional use in the district or districts where designated, upon approval **by the City Council. The City staff** may grant the approval if the use complies with all other applicable provisions of this ordinance.

**D. Accessory Uses and Structures**

**E. Accessory uses, buildings and structures located within a residential district shall comply with the provisions of Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.**

**F. Prohibited Uses**

Any use not listed as either “P” (permitted) or “C” (conditional) in a particular district or any use not determined by the Community Development Director to be substantially similar to a use listed as permitted or conditional in a particular district shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 902.060, which addresses conflicts between substantially similar uses.

**G. Specific Development Requirements**

Principal Permitted and Conditional uses indicated under the Specific Development Standards column shall be subject to the standards identified in Chapter 914, Specific Development Standards.

H. General Development Requirements

Development of land for multi-family residential, schools, places of worship, parks or other non-residential purposes shall conform to the requirements for traffic circulation, landscape design, fencing, lighting and other considerations as specified in Chapter 915, General Development Requirements.

I. Dimensional Requirements in the Residential Districts

Dimensional requirements for the residential districts are presented under Sections 904.020 through 904.050, the R-1 District through the R-4 District.

**Table 904-1: Summary of the Principal Permitted and Conditional Land Uses in the Residential Districts**

**P: Permitted      C: Conditional      --: Not allowed**

Land Uses	Zoning Districts					Specific Requirements
	R-1	R-2	R-3	R-4	R-B	
<i>Residential Uses</i>						
Detached single-family buildings	P	P	--	P	--	Chapter 914
Detached accessory dwelling units	--	C	P	--	C	
Two-family dwellings	C	P	P	--	P	Chapter 914 Corner lots only.
Garages, attached	P	P	P	P	P	Chapter 914
Manufactured housing parks	--	--	--	P	--	Chapter 914
Multiple-family buildings, up to 8 units	--	P	P	--	P	
Multiple-family buildings restricted to seniors	--	--	P	--	P	
Over-night care facility or group home, State-licensed or non-licensed, serving 6 or fewer persons	P	P	C	--	P	Chapter 914
Over-night care facility or group home, State-licensed or non-licensed, serving 7 through 16 persons	--	C	C	--	P	Chapter 914
<i>Commercial Uses</i>						
Bed-and-breakfast homes	P	P	P	--	P	Chapter 914
Boarding of 1 or 2 people	p	p	p	p	p	Chapter 914
Day care, commercial child					P	
Medical clinics					P	
Mixed residential and commercial buildings	--	--	--	--	P	
Nursing homes	--	--	--	P	P	
Offices	--	--	--	--	P	Chapter 914

Land Uses	Zoning Districts					Specific Requirements
	R-1	R-2	R-3	R-4	R-B	
Retail and/or service businesses not exceeding 20,000 square feet per building					P	
Temporary or seasonal businesses					P	
<b>Public and Semi-Public Uses</b>						
Essential services	p	p	p	p	p	
Places of public worship	p	p	p	p	p	
Public parks; park buildings	p	p	p	p	p	
Schools, K-12	C	C	C	C	C	

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**Table 4-2: Summary Table of Accessory Land Uses in the Residential Districts**

Land Uses	Zoning Districts					Specific Requirements
	R-1	R-2	R-3	R-4	R-B	
Children's play equipment	P	P	P	P	P	
Antennas or Towers	-- or C	-- or C	-- or C	-- or C	-- or C	Chapter 914
Day care, in-home, State-licensed, serving 14 or fewer children or 12 or fewer adults	P	P	P	P	P	
Day care, in-home, State-licensed, up to 16 adults or children	--	C	C	C	P	
Day care, children, religious or school setting	P	P	P	P	P	
Child care, in-home, drop-in program	P	P	P	P	P	
Garages, detached	P	P	P	P	P	Chapter 914
Greenhouses	P	P	P	P	P	
Home occupations	P	P	P	P	P	Chapter 914
Manufactured home park office, community building or storm shelter	--	--	--	P	--	Chapter 914
Screen houses; gazebos	P	P	P	P	P	
Solar energy systems	P	P	P	P	P	Chapter 914
Storage buildings	P	P	P	P	P	
Swimming pools; hot tubs	P	P	P	P	P	Chapter 914
Wind energy conversion systems	--	--	--	--	--	

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**904.020 R-1, Low-Density Residential District**

**A. Purpose**

The purpose of the R-1, Low-Density Residential District, is to allow single-family, detached houses at a density of up to approximately 4 houses per net acre (that is, not counting public streets and wetlands).

**B. Permitted Principal Uses**

1. Refer to Table 904-1.
2. Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

**C. Conditional Principal Uses**

1. Refer to Table 904-1.
2. Refer to Chapter 914 for requirements that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.

**D. Accessory Uses**

1. Refer to Table 904-2.
2. Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.

**E. Dimensional Requirements**

**Table 904-3.1: Required Setbacks, R-1 District**

For lots resulting from subdivisions classified as “simple” subdivisions, and for property preliminarily platted into buildable lots prior to March 1, 2008

	Front	Side	Corner Side	Rear	From Wetland, Lake or Storm Pond
Single-Family Detached Building	30 <sup>1, 2</sup>	7.5 <sup>3</sup>	20 <sup>4</sup> 30	30	Chapter 915
Driveway	--	5 <i>Silent</i>	30 <i>Silent</i>	--	Chapter 915
Parking <sup>4</sup>	--	--	--	--	Chapter 915

- 1 See Table 904-6 for garage setbacks.
2. If two or more existing houses on the same side of the block have front setbacks other than the standard, the setbacks for the remaining lots on that side of the block shall be the average setback of the existing houses.
3. Any parcel of land upon which a single family residence was constructed prior to June 25, 1980 shall maintain a minimum 5 foot interior side yard setback for the principal building, future attached additions to such building, and from any existing or newly created lot lines.
4. If an adjacent house has a front yard facing the side street, then the corner side setback shall equal the front setback of the adjacent house.
5. Refer to Chapter 915, General Development Requirements, Residential Parking Locations.



**Table 904-3.2: Required Setbacks, R-1 District**

For property preliminarily platted into buildable lots after March 1, 2008.

	Front	Side	Corner Side	Rear	From Wetland, Lake or Storm Pond
Single-Family Detached Dwelling	30 <sup>1, 2</sup>	7.5 10	20 <sup>3</sup> 30	40 30	Chapter 915
Driveway	Not applicable	5	20 <i>Silent</i>	--	Chapter 915
Parking <sup>3</sup>	10	5	20	5	Chapter 915
Porch	22 <sup>2</sup>	7.5	20 <sup>2</sup>	30	
Deck	22 <sup>2</sup>	7.5	20 <sup>2</sup>	30	

1 The front setback shall be applied as a "build-to" distance. See Table 904-6 for garage setbacks.

2. If two or more existing houses on the same side of the block have front setbacks other than the standard, the setbacks for the remaining lots on that side of the block shall be the average setback of the existing houses.

3 If an adjacent house has a front yard facing the side street, then the corner side setback shall equal the front setback of the adjacent house.

4 For parking other than in the driveway.

**Table 904-4.1: Minimum Lot Dimensions, R-1 District**

For lots resulting from subdivisions classified as "simple" subdivisions, and for property preliminarily platted into buildable lots prior to March 1, 2008

	Area	Width	Depth
Single-Family Detached Building			
Non-corner lot	10,000	75	130
Corner lot	11,000	80	130

**Table 904-4.2: Minimum Lot Dimensions, R-1 District**

For property preliminarily platted into buildable lots after March 1, 2008.

	Area	Width	Depth
Single-Family Detached Building			
Interior lot	11,000	85	130
Corner lot	12,500	100	130

**Table 904-5: Maximum Structure Height, R-1 District**

	Feet
Principal Building <sup>1</sup>	36
Fences	
Front Yards	4
Side or Rear Yards	6

1. Or 2.5 stories, whichever is less. See Sub-Chapter 17, Rules of Measurement, Building Height.

2. See also Chapter 915 for additional regulations on fences.

**Table 904-6: Garage Dimensions for 1- or 2-Family Buildings, Maximum**

**Attached Garages**

Front Setback	Side Yard Setback	Rear Yard Setback	Width	Area	Height of Detached Garage	Exterior Wall Height	Driveway width at curb
4' behind primary façade.  Flush with the primary façade if there is a covered porch along at least 10 feet of the front façade of the house. <sup>1</sup>	Same as the house	5	32 or 50% of the width of the entire building	768	—	--	20

1. If the garage is three stalls wide, the third stall must be set back an additional 2 feet.
2. If the garage is turned or angled, the garage may be even with the primary façade if the side facing the street has windows or other features that mimic the living portion of the house. The garage may be forward of the primary façade if a variance is granted.

**Detached Garages**

Front Setback	Side Yard Setback	Rear Yard Setback	Width	Area	Height of Detached Garage	Exterior Wall Height	Driveway width at curb
Same as front setback	Same as the house	5	32	768	18 feet to peak	9	20

**Table 904-7: Requirements for Accessory Structures, Not Including Garages**

	One- or Two-Family Residential Use
Number of Structures Allowed	1
Size of Structure, Maximum	120 sf
Height Maximum	15
Minimum Setbacks *	
Front	No closer than principal
Side **	5
Corner Side	No closer than principal
Rear	5
From principal structure	10

- \* See also Accessory Structures in Chapter 915, General Development Requirements.
- \*\* Legally non-conforming accessory buildings constructed on single family parcels prior to June 25, 1980 shall be allowed to be rebuilt at their prior side yard setback distance, provided such setback is at least 5 feet. Accessory buildings shall in all other cases maintain a minimum interior side yard setback of 10 feet. In all cases, side yards abutting a public right-of-way shall maintain a 30 foot setback for all buildings.
- \*\*\* No permanent structure (one attached to frost-free footings) shall be located in an easement unless the easement is amended or otherwise allows such structures. A non-permanent structure may be located in an easement but may have to be moved if the easement-holder demands.

**F. Lot Coverage and Tree Preservation**

Refer to Chapter 914, Specific Development Requirements.

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**G. Driveway Width**

The maximum width a residential driveway at the property line shall be 18 feet.

**H. Specific Development Requirements**

Some Conditional Uses and some Permitted Uses have specific requirements that are presented in Chapter 914, Specific Development Requirements. Refer to Table 904-1 for the uses that have specific requirements.

**I. General Development Requirements**

Development requirements that apply to all uses are presented in Chapter 915, General Development Requirements.

**904.030 R-2, Medium-Density Residential District**

**A. Purpose**

The purpose of the R-2, Medium-Density Residential District, is to allow the development of attached housing not including apartment buildings at densities up to approximately 8 dwelling units per net acre, and detached houses on parcels slightly smaller than allowed in the R-1 zoning district. .

**B. Permitted Principal Uses**

1. Refer to Table 904-1.
2. Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

**C. Conditional Principal Uses**

1. Refer to Table 904-1.
2. Refer to Chapter 914 for specific requirements that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.
3. In the R-2 zoning district, there shall be no more than one 1-, 2- or 3-family dwelling per land parcel, not counting accessory dwelling units.

**D. Accessory Uses**

Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.

**E. Dimensional Requirements**

**Table 904-8: Required Setbacks, R-2 District**

	<b>Front</b>	<b>Side</b>	<b>Corner Side</b>	<b>Rear</b>	<b>Side abutting SF House</b>	<b>From any Water Body</b>
Single-Family Detached Building <sup>1, 2, 3</sup>	25 <i>30</i>	7.5 <i>15</i>	20 <i>30</i>	40 <i>30</i>	--	Chapter 915
Two- or Three-Family Building <sup>2</sup>	25 <i>30</i>	7.5 <i>15</i>	20 <i>30</i>	30	15	
Townhouse Cluster	25 <i>30</i>	15	20 <i>30</i>	30	20	
Driveway	Not applicable	5 <i>Silent</i>	20 <i>Silent</i>	10 <i>Silent</i>	10 <i>Silent</i>	
Porch	20	7.5	20	35	10	
Deck	20	7.5	20	35	10	
Parking <sup>4</sup>						

- 1 The front setback shall be applied as a “build-to” distance. See Table 904-6 for garage setbacks.
2. If two or more existing houses on the same side of the block have front setbacks other than the standard, the setbacks for the remaining lots on that side of the block shall be the average setback of the existing houses.

- 3 If an adjacent house has a front yard facing the side street, then the corner side setback shall equal the front setback of the adjacent house.
- 4 Refer to Chapter 915, General Development Requirements, Residential Parking Locations.

**Table 904-9: Minimum Lot Dimensions, R-2 District**

	Area	Width	Depth
Single-Family Detached Dwelling Interior lot Corner lot	7,000 10,000 8,000 <i>Silent</i>	75	130
2-Unit Building (per unit) 1	5,500 7,500	1 125	
2-, 3- or 4-Unit Building (per unit)	4,000	1 125	130
Townhouse (per unit)	4,000	1 125	130

- 1. 5,000 where a building permit had been issued prior to October 9, 1984.
- 2 The minimum lot width is a function of the building footprint plus required setbacks.

**Table 904-10: Maximum Structure Height, R-2 District**

	Feet
Principal Building 1	36
Fences 2	
Front Yards	4
Side or Rear Yards	6

- 1 Or 3 stories, whichever is less. See Chapter 916, Rules of Measurement, Building Height.
- 2 See also Chapter 915 for additional regulations on fences.

**F. Garage Dimensional Regulations**

- 1. One- or Two-Unit Buildings. For one- or two-unit buildings, the dimensional regulations for both attached or detached garages are the same as presented in Table 904-6, in the R-1 District.
- 2. Other Multiple-Unit Buildings. For other multiple-unit buildings, the garage dimensional setbacks shall be the same as the setbacks of the principal building as shown in Table 904-8.

**Table 904-11: Requirements for Accessory Structures, Not Including Garages**

*The current zoning code is silent on the setbacks for accessory buildings in the R-2 district.*

	One- or Two-Family Buildings	Other Multiple-Family Buildings
Number of Structures Allowed	1 per unit	1 per two units
Size of Structures, Maximum	120 sf	120
Height Maximum - Other	15	15
Minimum Setbacks		
Front	No closer than principal	No closer than principal
Side	5	5
Corner Side	No closer than principal	No closer than principal
Rear	3	5
From principal structure	10	10

- \* See also Accessory Structures in Chapter 915.
- \*\* No permanent structure (one attached to frost-free footings) shall be located in an easement unless the easement is amended or otherwise allows such structures. A non-permanent

1 structure may be located in an easement but may have to be moved if the easement-holder  
2 demands.

3

4 **G. Lot Coverage and Tree Preservation**

5 Refer to Chapter 914, Specific Development Requirements.

6 **H. Driveway Width**

7 The maximum width a residential driveway at the property line shall be 18 feet.

8 **I. Specific Development Requirements**

9 Some Conditional Uses and some Permitted Uses have specific requirements that are  
10 presented in Chapter 914, Specific Development Requirements. Refer to Table 904-1 for  
11 the uses that have specific requirements.

12 **J. General Development Requirements**

13 Development requirements that apply to all uses are presented in Chapter 915, General  
14 Development Requirements.

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**904.040 R-3, High-Density Residential District**

**A Purpose**

The major purpose of the R-3, High-Density Residential District, is to allow attached housing of all types. Attached housing not including apartment buildings may have densities of up to approximately 12.5 units per net acre. Apartment buildings may be up to approximately 29 units per net acre. Housing for senior citizens may go up to 36 units per net acre. .

**B Permitted Principal Uses**

- 1 Refer to Table 904-1.
- 2 Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

**C Conditional Principal Uses**

- 1 Refer to Table 904-1.
- 2 Refer to Chapter 914 for specific requirements that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.

**D Accessory Uses**

- 1 Refer to Table 904-2.
- 2 Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.

**E Dimensional Requirements**

**Table 904-12: Required Setbacks, R-3 District**

	Front	Side	Corner Side	Rear	Side abutting SF House	From any Water Body
2-, 3- or 4-Unit Building (per unit)	30	10 <i>15</i>	20 <i>30</i>	30	--	Chapter 915
Townhouse (per unit)	20 <i>30</i>	10 <i>15</i>	20 <i>30</i>	25 <i>30</i>	15 <i>Silent</i>	
Buildings with more than 4 units	20 <i>30</i>	15	20 <i>30</i>	25 <i>30</i>	20 <i>Silent</i>	
Seniors' housing	20 <i>30</i>	20 <i>30</i>	20 <i>30</i>	30	30 <i>Silent</i>	
Driveway	Not applicable	10 <i>Silent</i>	10 <i>Silent</i>	10 <i>Silent</i>	10 <i>Silent</i>	

Refer also to Chapter 915, General Development Requirements, Residential Parking Locations.

**Table 904-13: Minimum Lot Dimensions, R-3 District**

	<b>Area (square feet per dwelling unit)</b>	<b>Width</b>	<b>Depth</b>
2-, 3- or 4-Unit Building (per unit)	3,500 4,000	1	130
Townhouse (per unit)	3,500 4,000	1	120
Buildings with more than 4 units	Efficiency unit: 1,500 <sup>2</sup> One-bedroom: 1,500 Two-bedroom: 2,000 Three+ bedrooms: Add 500 s.f. per bedroom over two.	1	1
Seniors' housing	Per unit: 1,250		

1. The minimum lot width or depth are a function of the building footprint plus required setbacks.
2. Efficiency Apartments. Except for senior citizen housing, the number of efficiency apartments in a multiple dwelling shall not exceed 5 percent of the total number of apartments. In the case of senior citizen housing, efficiency apartments shall not exceed 20 percent of the total number of apartments.

**Table 904-14: Maximum Structure Height, R-3 District**

	<b>Height <sup>1</sup></b>
Principal Building <sup>1</sup>	6 stories 36 feet
Fences	
Front Yards	4
Side or Rear Yards	6

**Table 904-15: Requirements for Detached Accessory Structures, R-3 District**

*The current zoning code is silent on the setbacks for accessory buildings in the R-2 district.*

	<b>One- or Two-Family Buildings</b>	<b>Other Multiple-Family Buildings</b>
Number of Structures Allowed	1 per unit	1 per building
Size of Structures, Maximum	120 sf	200 sf
Height Maximum - Other	15	15
Minimum Setbacks		
Front	No closer than principal	No closer than principal
Side	5	5
Corner Side	No closer than principal	No closer than principal
Rear	3	3
From principal structure	10	10

\* See also Accessory Structures in Chapter 915.

\*\* No permanent structure (one attached to frost-free footings) shall be located in an easement unless the easement is amended or otherwise allows such structures. A non-permanent structure may be located in an easement but may have to be moved if the easement-holder demands.



- 1 K. Lot Coverage and Tree Preservation
- 2 Refer to Chapter 914, Specific Development Requirements.
- 3 F Specific Development Requirements
- 4 Some Conditional Uses and some Permitted Uses have specific requirements that are
- 5 presented in Chapter 914, Specific Development Requirements. Refer to Table 904-1 for
- 6 the uses that have specific requirements.
- 7 G General Development Requirements
- 8 See Chapter 915, General Development Requirements.
- 9
- 10

**904.050 R-4, Manufactured Housing District****A Purpose**

The purpose of this district is to allow manufactured communities.

**B Location**

Manufactured home communities are permitted by Minnesota Statutes Chapter 462.357 (1)(b), as it may be amended from time to time, as a conditional use in zoning districts that allow two-family dwellings, or by the City as a Permitted Use in the R-4 zoning district.

**C Permitted Principal Use**

Refer to Table 904-16. Manufactured Home Communities are the only Permitted Principal Use in the R-4 zoning district.

Manufactured Home Communities have requirements that are presented in Chapter 914, Specific Development Requirements.

**D Conditional Principal Uses**

Refer to Table 904-1. There are no Conditional Principal Uses in the R-4 zoning district.

**E Accessory Uses**

1 Refer to Table 904-2.

2 Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.

**F Dimensional Requirements**

1 Park Size: The minimum area required for a mobile home park designation shall be 5 acres.

2 Individual mobile home sites (homes 14 feet wide or less):

(a) Each mobile home site shall contain at least 5,000 square feet of land area for the exclusive use of the occupant:

(1) Width: No less than 50 feet.

(2) Depth: No less than 100 feet.

(b) Each mobile home site shall have frontage on an approved roadway and the corner of each mobile home site shall be marked and each site shall be numbered.

3 Individual mobile home site (homes over 14 feet in width):

(a) Each mobile home site shall contain at least 6,500 square feet of land area for the exclusive use of the occupant:

(1) Width: No less than 65 feet.

(2) Depth: No less than one 100 feet. b. Each mobile home site shall have frontage on an approved roadway and the corner of each mobile home site shall be marked and each site shall be numbered.

- 1           4 Individual Mobile Home Unit Site Setbacks: No unit shall be parked closer than 10 feet  
2           to its side lot lines nor closer than 30 feet to its front lot line, or within 10 feet of its rear  
3           lot line.
- 4           5 Building Requirements: No structure shall exceed one story or 15 feet whichever is  
5           least.
- 6           6 Parking:
- 7           (a) Each mobile home site shall have off-street parking space for 2 automobiles.
- 8           (b) Each mobile home park shall maintain a hard surfaced off-street parking lot for  
9           guests of occupants in the amount of 1 space for each 5 unit sites.
- 10          (c) Access drives off roads to all parking spaces and coach sites shall be hard surfaced  
11          according to specifications established by the City.
- 12        **G Specific Development Requirements**
- 13           Manufactured Home Communities and some Accessory Uses have requirements that are  
14           presented in Chapter 914, Specific Development Requirements.
- 15        **H General Development Requirements**
- 16           Development requirements that apply to all uses are presented in Chapter 915, General  
17           Development Requirements.
- 18

**904.060 R-B, Residential-Business District**

**A Purpose**

The major purpose of the Residential-Business District is to provide for a transition in land use from residential to low-intensity business and allow intermixing of such land uses, including in the same building.

**B Permitted Principal Uses**

- 1 Refer to Table 904-1.
- 2 Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

**C Conditional Principal Uses**

- 1 Refer to Table 904-1.
- 2 Refer to Chapter 914 for specific requirements that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.
- 3 In the R-B zoning district, there shall be no more than one 2- or 3-family dwelling per land parcel, not counting accessory dwelling units.

**D Accessory Uses**

- 1 Refer to Table 904-2.
- 2 Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.
- 3 Dimensional Requirements

**Table 904-8: Required Setbacks, R-B District**

	Front	Side	Corner Side	Rear	Abutting SF House	Water Body
Single-Family Detached Building <sup>1, 2</sup>	25	7.5	20	40	--	Chapter 915
2- or 3-Unit Building <sup>1</sup>	25	7.5	20	30	15	
Four to 16 Unit Building	25	10	20	30	20	
Townhouse Cluster	25	15	20	30	20	
Commercial Land Uses	20	20	20	50	20	
Driveway	Not applicable	5	20	10	10	
Parking <sup>3</sup>						

- 1 If two or more existing houses on the same side of the block have front setbacks other than the standard, the setbacks for the remaining lots on that side of the block shall be the average setback of the existing houses.
- 2 If an adjacent house has a front yard facing the side street, then the corner side setback shall

- 1 equal the front setback of the adjacent house.
- 2 3 Refer to Chapter 915, General Development Requirements, Residential Parking Locations.

3  
4 **Table 904-9: Minimum Lot Dimensions, R-B District**

	Area	Width	Depth
Single-Family Detached Dwelling Interior lot Corner lot	7,000 7,500	65	130
2-, 3- or 4-Unit Building (per unit)	3,500	1	130
4- to 16-Unit Building	3,000	1	
Townhouse (per unit)	3,500	1	130
Commercial Land Uses			

5 1 The minimum lot width is a function of the building footprint plus required setbacks.

6  
7 **Table 904-18: Maximum Structure Height, R-B District**

	Height <sup>1</sup>
Principal Building <sup>1</sup>	3 stories or 36 feet, whichever is less
Fences	
Front Yards	4
Side or Rear Yards	6

8  
9 **Table 904-19: Requirements for Detached Accessory Structures, R-B District**

	One- or Two-Family Buildings	Other Multiple-Family Buildings
Number of Structures Allowed	1 per unit	1 per building
Size of Structures, Maximum	120 sf	200 sf
Height Maximum - Other	12	12
Minimum Setbacks		
Front	No closer than principal	No closer than principal
Side	5	5
Corner Side	No closer than principal	No closer than principal
Rear	3	3
From principal structure	10	10

- 10 \* See also Accessory Structures in Chapter 915.
- 11 \*\* No permanent structure (one attached to frost-free footings) shall be located in an easement
- 12 unless the easement is amended or otherwise allows such structures. A non-permanent
- 13 structure may be located in an easement but may have to be moved if the easement-holder
- 14 demands.

15  
16 **E Maximum Building Coverage**

17 No more than 50 percent of the parcel shall be occupied by buildings having vertical mass  
18 including dwellings, garages, storage buildings, gazebos and greenhouses but not including  
19 driveways, parking areas, decks, patios, unscreened courts, solar energy equipment or play  
20 equipment.

- 1 F Driveway Width
- 2 The maximum width of a residential driveway at the property line shall be 18 feet.
- 3 G Specific Development Requirements
- 4 Some Conditional Uses and some Permitted Uses have specific requirements that are
- 5 presented in Chapter 914, Specific Development Requirements. Refer to Table 904-1 for
- 6 the uses that have specific requirements.
- 7 H General Development Requirements
- 8 See Chapter 915, General Development Requirements.
- 9

**City of Little Canada**

**Current and Proposed Residential Lot Area per Unit (and units per acre)**

	R-1		R-2		R-3		
	Current	Proposed	Current	Proposed	Current	Proposed	
Detached house	11,000	11,000	10,000	7,000			
Units per Acre (approximate)	4	4	4.4	4.4			
Two-Family building		6,000	7,500	5,500			
Units per Acre (approximate)		7.25	5.8	8.0			
Attached dwellings other than a central corridor apartment building (2- to 8-unit building; townhouses)			4,000	4,000	4,000	3,500	
Units per Acre (approximate)			11.0	11.0	11.0	12.5	
Apartment building							
Efficiency unit					1,500	1,500	29
One-bedroom unit					1,500	1,500	29
Two-bedroom unit					2,000	2,000	22
Three bedroom unit					2,500	2,500	17
Seniors' apartment building						1,200	
Units per Acre (approximate)						36	

**City of Little Canada**  
**Sources of Material for the Amended Zoning Code**  
**25 January 2021**

<b>Element</b>	<b>Current Code</b>	<b>Proposed New</b>
<b>Residential Districts</b>		
Allowed land uses	■	■
Setback dimensions	■	■
Lot dimensions	■	■
Garage regulations		■
Building heights	■	
Mobile home regulations	■	
Residential-Business District	■	