

ORDINANCE NO. 251

AN ORDINANCE AMENDING ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, BY REPLACING SECTION 7, SUBD. 4 (2-4) RELATING TO SETBACKS WITHIN THE B-1 SERVICE BUSINESS DISTRICT

SECTION ONE:

The City Council of the City of Arlington, Minnesota to promote the public safety, health, and welfare, hereby ordains Ordinance 169 shall be amended by Repealing Section 7, Subdivision 4, pertaining to setbacks within the B-1 Service Business District and replacing as follows:

SUBDIVISION 4. HEIGHT, YARD AND AREA REGULATIONS.

1. Height Regulations:

- A. The height regulations of the B-1 District shall be those of SECTION 6, Subdivision 4, (1).*
- B. On any lot abutting an R-1 District, the height regulation of the R-1 District SECTION 5, Subdivision 4, (1) shall be observed.*

2. Front Yard Regulations. There shall be a front yard having a depth of thirty (30) feet.

3. Side Yard Regulations:

- A. There shall be a side yard having a depth of ten (10) feet, except that***
- B. A buffer yard shall be required for the portion of a lot having a common lot line with a lot located in any residential district, each such buffer yard shall be approved by the Planning Commission and have a width of at least fifteen (15) feet and featuring screening such as a privacy fence or vegetative cover sufficient to lessen the view of the business from the adjoining lot.***

4. Rear Yard Regulations:

- A. There shall be a rear yard having depth of not less than twenty (20) feet, except that***
- B. A buffer yard shall be required for the portion of a lot having a common lot line with a lot located in any residential district, each such***

buffer yard shall be approved by the Planning Commission and have a width of at least fifteen (15) feet and featuring screening such as a privacy fence or vegetative cover sufficient to lessen the view of the business from the adjoining lot.

5. *Lot Coverage Regulations. Not more than fifty (50) percent of a lot shall be occupied by buildings.*

SECTION TWO: EFFECTIVE DATE.

This Section shall be effective upon publication.

Adopted by the City of Arlington on the 2nd day of August, 2010.

Attest:

James R. Kreft, Mayor

Matthew Jaunich, City Administrator

First Reading: July 6, 2010
Second Reading: August 2, 2010
Adopted: August 2, 2010
Published: August 5, 2010