

**PLANNING & ZONING COMMITTEE
MEETING AGENDA
THURSDAY, NOVEMBER 2, 2017 @ 7:00 P.M.
ARLINGTON COMMUNITY CENTER**

1. Call to Order.
2. Pledge of Allegiance.
3. Approve Agenda.
4. Approve the Minutes.
 - A. October 5, 2017 – Regular Session.
5. Public Hearings.
 - A. Zoning Ordinance: Residential Districts and Official Map.
6. Business.
 - A. Discussion: Rental Code.
7. Building Permit Reports
 - A. September.
8. Other/Updates
9. Adjourn.

<p>A QUORUM OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING. NO OFFICIAL ACTION BY THE CITY COUNCIL SHALL OCCUR AT THIS MEETING</p>

**ARLINGTON PLANNING & ZONING BOARD
MEETING MINUTES
NOVEMBER 2, 2017**

The meeting was called to order at 7:00 p.m. by Chairperson Kreft.

Members Present: Carlson, Grabitske, Chairperson Kreft, Pichelmann, Councilmember Battcher

Members Absent: Deno, Halverson

Also Present: PZ Adm. Smith-Strack, Mayor Nagel

Motion by Grabitske, seconded by Pichelmann, and passed by unanimous vote to approve the agenda as presented.

Motion by Grabitske, seconded by Battcher, and passed by unanimous vote to approve the minutes from the October 5th meeting as presented.

Ordinances – Residential Districts and Official Zoning Map:

Chairperson Kreft called the public hearing to order regarding the amendments to the Zoning Ordinance pertaining to residential zoning districts in the City of Arlington and a general amendment to the official zoning map. Smith-Strack explained that the proposed updates to the zoning ordinance will:

- Add definitions applicable to different types of dwellings, including but not limited to: accessory dwelling unit, apartment, multiple family, single family – attached, single family – detached, townhome, twin home, and two family (duplex). The definitions will clarify the intent of existing and proposed allowable uses in residential districts.
- Amend allowable uses in the current R-1 Single and Two Family Residence District. Currently one and two family dwellings are allowed in the District. The proposed amendment would allow only one family dwellings in the R-1 District and the district would be renamed R-1 Single Family Residence District.
- Renumber the current R-2 Multiple Family Residence District to R-3 Multiple Family Residence District.
- Establish a new residential zoning classification labeled R-2 One and Two Residence District which would allow single family detached dwellings, single family attached dwellings up to six dwellings per structure, triplexes, and quadraplexes as permitted uses provided required performance standards are met, including those related to minimum lot size and setbacks. Apartments not exceed four units could be considered as conditional uses.
- Reduce corner side setback requirements for existing single family lots in the proposed R-2 district to remedy non-conformity and variance issues related to the current setback requirement.
- Allow accessory dwelling units, often known as mother in law apartments, in the R-1 and proposed R-2 Districts provided specific standards are achieved and an interim use permit is secured.
- Produce a general amendment to the official zoning map rezoning most areas currently zoned R-1 Single and Two Family Residence District to R-2 Single and Two Family Residence Districts. Certain areas within the High Island Creek Subdivision, the Matz Trocke Addition, the Marie Meadows Addition, and Lynch 1st Addition will be retained as R-1 Single Family Residence District. The proposed general map update will also address several instances where existing uses are not consistent with existing zoning classifications.

Smith-Strack stated that because the entire zoning map was being updated, individual notices were not mailed out. She commented that a member of the City Staff pointed out that the Gustafson property, along with the two properties directly north, adjacent to 4th Avenue should be rezoned to R-1; which she agreed with. She stated that no other oral or written comments, either for or against the proposed ordinance amendments, had been received. Mayor Kreft noted that there were no members of the public present during the public hearing.

Motion by Grabitske, seconded by Battcher, and passed by unanimous vote to close the public hearing.

Chairperson Kreft adjourned the public hearing and reconvened the regular meeting.

Carlson introduced the following resolution and moved for its adoption:

RESOLUTION NO. 6-2017

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE ENTITLED “AN ORDINANCE AMENDING ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, BY ADDING CERTAIN DEFINITIONS TO SECTION 2, SUBDIVISION 2 (DEFINITIONS), AMENDING SECTION 5 RELATING TO THE R-1 ONE AND TWO FAMILY RESIDENCE DISTRICT, AND AMENDING SECTION 6 RELATING TO THE R-2 MULTIPLE FAMILY RESIDENCE DISTRICT”

WHEREAS, the City of Arlington placed Ordinance 169, the Zoning Ordinance, into effect several years ago; and,

WHEREAS, the Planning and Zoning Commission has identified a need to clarify the intent of certain terms and adjust residential zoning classifications to accommodate changing housing styles; and,

WHEREAS, the Planning and Zoning Commission has researched accessory dwelling units and finds such uses are desirable means of addressing housing affordability and available housing options within the City; and,

WHEREAS, the Planning and Zoning Commission has developed language to address the aforementioned needs and held a joint work session with the City Council to review conceptual language; and,

WHEREAS, a public hearing was properly noticed and held on November 2, 2017 by the City of Arlington Planning and Zoning Commission; and,

WHEREAS, the proposed ordinance is itemized in Exhibit A which is attached to this resolution;

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Planning and Zoning Commission recommends the City Council approve an Ordinance entitled: “An Ordinance Amending Ordinance 169, the Arlington Zoning Ordinance, by Adding Certain Definitions to Section 2, Subdivision 2 (Definitions), Amending Section 5 Related to the R-1 One and Two Family Residence District, and Amending Section 6 Relating to the R-2 Multiple Family District”, a copy of which is attached as Exhibit A.

The motion for the adoption of the foregoing resolution was duly seconded by Battcher, and upon poll being taken thereon the following voted in favor thereof: Carlson, Grabitske, Kreft, Pichelmann, Councilmember Battcher; and the following against the same: None; and the following abstained from voting: None; and the following were absent: Deno, Halverson.

Adopted by the Planning & Zoning Committee of the City of Arlington this 2nd day of November, 2017.

Signed: /s/ Jim Kreft
Chairperson Jim Kreft

Attested: /s/ Cynthia Smith-Strack
Planning/Zoning Adm. Cynthia Smith-Strack

Whereupon the resolution was declared duly passed and executed.

EXHIBIT A

ORDINANCE NO. __

AN ORDINANCE AMENDING ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, BY ADDING CERTAIN DEFINITIONS TO SECTION 2, SUBDIVISION 2 (DEFINITIONS), AMENDING SECTION 5 RELATING TO THE R-1 ONE AND TWO FAMILY RESIDENCE DISTRICT, AND AMENDING SECTION 6 RELATING TO

THE R-2 MULTIPLE FAMILY RESIDENCE DISTRICT

I. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 169, THE ZONING ORDINANCE, SHALL BE AMENDED BY ADDING THE FOLLOWING TERMS AND DEFINITIONS TO SECTION 2, SUBDIVISION 2:

Accessory Dwelling Unit. A room or set of rooms with cooking, sleeping, and sanitation facilities located on the same lot as a single family detached dwelling or twin home. Accessory dwelling units are smaller in area and intensity as compared to the main (principal) dwelling to which it is accessory.

Dwelling. Any building or portion thereof which is designed or used exclusively for residential purposes including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, Apartment. See Dwelling, Multiple Family.

Dwelling, Duplex. A structure containing two separate dwelling units sharing a common entry.

Dwelling, Multiple Family. A structure containing more than four separate dwelling units sharing a common entry and hallways.

Dwelling, Quadraplex. A structure containing four separate dwelling units sharing a common entry.

Dwelling, Single Family Attached. A single family dwelling attached to two or more one-family dwellings by common roof, wall, or floor. This definition includes twin homes and townhomes. Single Family Attached Dwellings may have a common lot line or may be a common interest community with common spaces and individually owned dwelling units.

Dwelling, Single Family Detached. A dwelling unit that is not attached to any other dwelling unit by any means and which does not have any roof, wall, or floor in common with any other dwelling unit.

Dwelling, Triplex. A structure containing three separate dwelling units sharing a common entry.

Dwelling, Townhome. Two or more dwelling units within one structure sharing a common roof, vertical wall, or floor with each unit having separate ingress and egress.

Dwelling, Twin Home. A single family attached dwelling with two dwelling units within one structure divided by a common vertical wall.

Dwelling, Two Family. See Dwelling, Duplex.

II. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 169, THE ZONING ORDINANCE, SECTION 5 (ONE AND TWO FAMILY RESIDENCE DISTRICT) SHALL BE RE-TITLED AS FOLLOWS:

SECTION 5: R-1 ~~ONE and TWO~~ SINGLE FAMILY RESIDENCE DISTRICT.

III. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 169, THE ZONING ORDINANCE, SECTION 5, SUBD. 2(A) SHALL BE AMENDED AS FOLLOWS:

A. ~~Single One (1) and two (2) family detached dwellings.~~

IV. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 169, THE ZONING ORDINANCE, SECTION 5, SHALL BE AMENDED BY REMOVING SUBD. 3(E) AS FOLLOWS:

~~E. Apartment buildings housing no more than three (3) or four (4) families.~~

V. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 169, THE ZONING ORDINANCE, SECTION 5 SHALL BE AMENDED BY ADDING SUBD. 3.5 PERTAINING TO INTERIM USES AS FOLLOWS:

SUBDIVISION 3.5 USES BY INTERIM USE PERMIT WITHIN AN R-1 DISTRICT.

Buildings or land may be used for the following if granted an interim use permit:

- A. Accessory Dwelling Unit, provided:
 - 1. A maximum of one (1) accessory dwelling unit per lot is allowed within the R-1 District.
 - 2. The subject property maintains homestead classification status for property tax purposes and is occupied by the fee owner of the property.

3. The accessory dwelling unit is accessory to a detached single family dwelling or twin home.
4. The accessory dwelling unit is not accessory to a duplex (two-family dwelling), an apartment, or a single family attached structure containing more than two units per structure.
5. The accessory dwelling unit is attached or contained within the principal structure and/or an attached garage. Detached accessory dwelling units are prohibited.
6. The accessory dwelling unit is at least 250 square feet in area.
7. The accessory dwelling unit does not exceed thirty (30) percent of the ground-floor area of the principal structure or 400 square feet, whichever is greater.
8. The accessory dwelling unit shall not alter the basic single-family appearance of the principal structure.
9. If the accessory dwelling unit has separate ingress/egress, a separate street address and separate shutoffs for water and electrical service are required.
10. One (1) off-street parking space shall be provided exclusively for the accessory dwelling unit.

VI. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 169, THE ZONING ORDINANCE, SECTION 6 (MULTIPLE FAMILY RESIDENCE DISTRICT) SHALL BE RE-TITLED AS FOLLOWS:

SECTION 6: R-3 ~~R-2~~ MULTIPLE FAMILY RESIDENCE DISTRICT.

VII. EFFECTIVE DATE.

This Ordinance is effective upon its adoption and publication as prescribed by law.

Adopted by the City of Arlington on the ____ day of _____, 2017.

For City of Arlington:

By Richard Nagel
It's Mayor

By Patrick Melvin
It's Administrator

Battcher introduced the following resolution and moved for its adoption:

RESOLUTION NO. 7-2017

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE ENTITLED “AN ORDINANCE AMENDING ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, BY ADDING SECTION 5.5 CREATING THE R-2 ONE AND TWO FAMILY RESIDENCE DISTRICT”

WHEREAS, the City of Arlington placed Ordinance 169, the Zoning Ordinance, into effect several years ago; and,

WHEREAS, the Planning and Zoning Commission has identified a need to better accommodate existing and changing housing styles and lot standards; and,

WHEREAS, the Planning and Zoning Commission has researched accessory dwelling units and finds such uses are desirable means of addressing housing affordability and available housing options within the City; and,

WHEREAS, the Planning and Zoning Commission has developed language to address the aforementioned needs and held a joint work session with the City Council to review conceptual language; and,

WHEREAS, a public hearing was properly noticed and held on November 2, 2017 by the City of Arlington Planning and Zoning Commission; and,

WHEREAS, the proposed ordinance is itemized in Exhibit A which is attached to this resolution;

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Planning and Zoning Commission recommends the City Council approve an Ordinance entitled: “An Ordinance Amending Ordinance 169, the Arlington Zoning Ordinance, by Adding Section 5.5 Creating the R-2 One and Two Family Residence District”, a copy of which is attached as Exhibit A.

The motion for the adoption of the foregoing resolution was duly seconded by Pichelmann, and upon poll being taken thereon the following voted in favor thereof: Carlson, Grabitske, Kreft, Pichelmann, Councilmember Battcher; and the following against the same: None; and the following abstained from voting: None; and the following were absent: Deno, Halverson.

Adopted by the Planning & Zoning Committee of the City of Arlington this 2nd day of November, 2017.

Signed: /s/ Jim Kreft
Chairperson Jim Kreft

Attested: /s/ Cynthia Smith-Strack
Planning/Zoning Adm. Cynthia Smith-Strack

Whereupon the resolution was declared duly passed and executed.

EXHIBIT A
ORDINANCE NO. __

AN ORDINANCE AMENDING ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, BY ADDING SECTION 5.5 CREATING THE R-2 ONE AND TWO FAMILY RESIDENCE DISTRICT

I. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 169, THE ZONING ORDINANCE, SHALL BE AMENDED BY ADDING SECTION 5.5 AS FOLLOWS:

SECTION 5.5: R-2 ONE AND TWO FAMILY RESIDENCE DISTRICT.

SUBDIVISION 1. PURPOSE.

The R-2 Residence District is intended to provide low and medium density residential areas and restrict incompatible commercial and industrial uses.

SUBDIVISION 2. PERMITTED USES.

The following uses shall be permitted in the R-2 Residence District:

- A. Single family detached dwelling units.
- B. Single family attached dwelling units, not to exceed six attached units per structure.
- C. Duplexes, triplexes, and quadraplexes.
- D. Parks and recreational areas owned or operated by governmental agencies.
- E. Public schools or private schools, provided that no building shall be located within fifty (50) feet of any lot line of an abutting lot in any Residence District.
- F. Churches, provided that no building shall be located within fifty (50) feet of any lot line of an abutting lot in any Residence District.
- G. Accessory Buildings and Uses:
 - 1. Private garages, carports and other accessory buildings used for the purpose of storing private vehicles and equipment but not including the storage of vehicles and equipment used for commercial purposes. Prohibited commercial vehicles shall automatically be considered to include, but are not limited to, any trucks rated as two (2) ton or heavier, and any tractor-trailer units. One (1) commercial motor vehicle of not over thirty-two (32) foot length used by the resident occupant may be parked on the premises or the public street bordering the premises. Detached garages and accessory buildings shall not exceed one thousand (1,000) square feet. Any proposed accessory structure which exceeds this square footage shall be permitted only by a conditional use permit.
 - 2. Swimming pools per Section 13, Subdivision 5.
 - 3. Vehicle Parking: No vehicles may be parked or stored on the premises which are inoperable or unlicensed, unless such vehicles are kept in a fully enclosed structure or fully enclosed licensed trailer, so that no part of the vehicle can be viewed by the public. No vehicles may be parked or stored on the premises which are advertised for sale or rent, except that one (1) vehicle may be advertised for sale or rent as an isolated personal transaction, and not in the ordinary course of business of sale or rent of vehicles, and such vehicle advertised for sale or rent must be operable and licensed.
 - 4. Signs: per Section 13.5 of this Ordinance.
- H. Funeral homes, provided side and/or rear yard screening is provided where the funeral home abuts a lot containing a residential dwelling unit.

SUBDIVISION 3. USES BY CONDITIONAL USE PERMIT WITHIN AN R-2 DISTRICT.

Buildings or land may be used for the following if granted a conditional use permit:

- A. Municipal administration buildings, police and fire stations, museums, art galleries, post offices, and other municipal service buildings except those customarily considered industrial in use, providing that no building shall

be located within fifty (50) feet of any lot in a residential district.

- B. Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility and service structures.
- C. Golf course, golf clubhouse, miniature golf course, driving tee, country club, public swimming pool, private swimming pool serving more than one (1) family, provided that no principal structure shall be located within fifty (50) feet of any lot in a residential district.
- D. Offices of business persons as a home occupation.
- E. Apartment buildings housing no more than three (3) or four (4) families.
- F. Boarding or rental of rooms to one (1) or more persons on the premises.
- G. Any use determined by the Planning Commission to be of the same general character as the permitted or conditional uses and found not to be detrimental to the general health, safety and welfare of the City.
- H. Parking of a commercial motor vehicle of over thirty-two (32) foot length used by the resident occupant.

SUBDIVISION 3.5 USES BY INTERIM USE PERMIT WITHIN AN R-2 DISTRICT.

Buildings or land may be used for the following if granted an interim use permit:

- A. Accessory Dwelling Unit, provided:
 - 1. A maximum of one (1) accessory dwelling unit per lot is allowed within the R-2 District.
 - 2. The subject property maintains homestead classification status for property tax purposes and is occupied by the fee owner of the property.
 - 3. The accessory dwelling unit is accessory to a detached single family dwelling or twin home.
 - 4. The accessory dwelling unit is not accessory to a duplex (two-family dwelling), an apartment, or a single family attached structure containing more than two units per structure.
 - 5. The accessory dwelling unit is attached or contained within the principal structure and/or an attached garage. Detached accessory dwelling units are prohibited.
 - 6. The accessory dwelling unit is at least 250 square feet in area.
 - 7. The accessory dwelling unit does not exceed thirty (30) percent of the ground-floor area of the principal structure or 400 square feet, whichever is greater.
 - 8. The accessory dwelling unit shall not alter the basic single-family appearance of the principal structure.
 - 9. If the accessory dwelling unit has separate ingress/egress, a separate street address and separate shutoffs for water and electrical service are required.
 - 10. One (1) off-street parking space shall be provided exclusively for the accessory dwelling unit.

SUBDIVISION 4. HEIGHT, YARD AND LOT REGULATIONS.

- A. Height Regulations: No structure shall exceed two and one-half (2½) stories or thirty-five (35) feet in height, except that church spires, belfries, domes which do not contain usable space, and chimneys may be of any height which does not conflict with airport requirements.
- B. Front Yard Regulations:
 - 1. There shall be a front yard having a depth of not less than twenty-five (25) feet, except that in a block where two (2) or more residences have been erected facing the same street, the setback for remaining lots in that block fronting on the same street shall be as far back as the longest setback.
 - 2. There shall be a front yard on the street side of each corner lot except that for corner lots of record at the date of this Ordinance, the front yard on the side street side may be reduced to a depth of not less than fifteen (15) feet, providing a viewing triangle measuring twenty-five (25) feet from the intersection of the front/side property line at street intersections shall be maintained free of structures.
- C. Side Yard Regulations:
 - 1. Detached principal structures:
 - a. Each lot of less than one hundred (100) feet shall have two (2) side yards, each such yard having a width of not less than four (4) feet.
 - b. Lots one hundred (100) feet and over shall have two (2) side yards, each such yard having a width of not less than eight (8) feet.
 - 2. Attached principal structures:
 - a. Except for shared (common) lot lines, each lot of less than one hundred (100) feet in width at the building line shall have two (2) side yards, each such yard having a width of not less than four (4) feet.
 - b. Except for shared (common) lot lines, each lot of one hundred (100) feet and over in width at the building line shall have two (2) side yards, each such yard having a width of not less than eight (8) feet.
 - 3. Accessory structures. As required under Section 13, Subd. 6 (Accessory Structures) as may be amended.

- D. Rear Yard Regulations:
1. At a minimum, principal structures shall be set back from the rear property line a distance equivalent to twenty-five (25) percent of the lot depth. Accessory structures and detached garages shall be set back at least five (5) feet from the rear property line, except that rear loading garages or accessory structures shall be set back at least ten (10) feet from the rear property line.
- E. General Yard Regulations:
1. Cornices, canopies and eaves may extend into a required yard at a distance not exceeding two (2) feet, six (6) inches.
 2. Fire escapes may extend into a required front or rear yard at a distance not exceeding two (2) feet, six (6) inches.
 3. Setback Exceptions:
 - a. A landing place or uncovered porch or deck may extend into a required front yard a distance not exceeding six (6) feet if the landing place or porch or deck has its floor no higher than the entrance floor of the building. An open railing no higher than three (3) feet, six (6) inches may be placed around such structure.
 - b. Reasonable Accommodation:
 - i. In order to make housing available to an individual with a disability, property owners may request a temporary exception from any required yard for a reasonable accommodation under the Federal Fair Housing Act.
 - ii. A request for a reasonable accommodation shall be made by filing an administrative permit application with the Zoning Administrator.
 - iii. Required findings to establish a reasonable accommodation:
 - a) The subject dwelling shall be used by an individual with disabilities protected under fair housing laws.
 - b) The request is necessary to make housing available to an individual with disabilities protected under fair housing laws.
 - c) The requested action shall employ conventional building materials as opposed to flimsy, temporary, or makeshift materials such as pallets, plywood, wire, mesh, dock sections, and similar materials.
 - d) The portion of the reasonable accommodation encroaching in the setback shall be removed if/when an individual with disabilities protected under fair housing laws no longer resides at the subject location.
 - e) The requested action will not impose an undue financial or administrative burden on the City.
 - f) The requested action will not require a fundamental alteration of the nature of the City's land use plan, zoning standards, and/or building code.
 4. A wall, fence or hedge may occupy part of a required yard except that on corner lots there shall be a triangular area formed by the property lines of intersecting streets, intersecting streets and alleys, and a line joining points on said lines twenty five (25) feet distant from said intersection. In this area there shall be no wall, fence or hedge. Trees shall be trimmed from the ground to a height above curb level sufficient for proper safety and traffic clearance, so as not to restrict the view of vehicle or pedestrian traffic of oncoming traffic from the intersecting streets.
 5. Building Coverage.
 - a. Detached structures. For lots less than ten thousand (10,000) square feet in size, a maximum of forty (40) percent of a lot may be occupied by buildings. For lots of ten thousand (10,000) square feet or more, a maximum of thirty-five (35) percent of the lot may be occupied by buildings.
 - b. Attached structures. For lots less than ten thousand (10,000) square feet in size, a maximum of fifty (50) percent of a lot may be occupied by buildings. For lots of ten thousand (10,000) square feet or more, a maximum of forty-five (45) percent of the lot may be occupied by buildings.
- F. Lot Size Regulations:
1. Minimum Lot size.
 - a. Single family lots existing as of June 1, 2017: not less than 6,000 square feet.
 - b. Single family lots created after June 1, 2017: 12,000 square feet.
 - c. Single family attached with two units per structure and duplexes: Not less than twelve thousand (12,000) square feet in aggregate.
 - d. Attached dwellings units with more than two units per structure: Not less than twelve thousand (12,000) square feet in aggregate, plus two thousand (2,000) additional square feet for each dwelling unit in excess of two (2).
 - e. Other uses. Same as Section 6.5, Subd. 4(F)(1)(a) as may be amended.
 2. Minimum Lot Width:

- a. Lots of record created on or after June 1, 2017: fifty (50) feet.
 - b. Lots of record created on or after June 1, 2017 and fronting on curvilinear streets and cul-de-sacs: street frontage of fifty (50) feet and a width of seventy-five (75) feet at the building line.
 - c. Lots of record created prior to June 1, 2017: fifty feet.
3. The lot area, width and depth regulations of this Section shall not apply to lots recorded prior to the adoption of this Ordinance. However, such lots shall not be altered in any way which would further reduce their dimensions and no lot in conformance with the provisions of this Section shall be reduced or re-subdivided to produce a lot not in full conformance with this Section.

SUBDIVISION 5. PARKING REGULATIONS.

- A. One (1) off-street parking space shall be provided for each dwelling unit on the premises, exclusive of required yards.
- B. Off-street parking shall be provided on the premises, exclusive of required yards, for uses as follows:
 - 1. Churches - One (1) parking space for each seating space for four (4) persons, based on the design capacity of the main seating area.
 - 2. Elementary School or Junior High School - Two (2) parking spaces for each classroom.
 - 3. Senior High School - One (1) parking space for each classroom plus one (1) parking space for each ten (10) students, based on design capacity.
 - 4. Offices of Professional Persons - Two (2) parking spaces for each professional person.
 - 5. Hospitals - One (1) parking space for each three (3) beds.
 - 6. Convalescent or Nursing Home - One (1) parking space for each four (4) beds.

II. EFFECTIVE DATE.

This Ordinance is effective upon its adoption and publication as prescribed by law.

Adopted by the City of Arlington on the ____ day of _____, 2017.

For City of Arlington:

By Richard Nagel
It's Mayor

By Patrick Melvin
It's Administrator

Battcher introduced the following resolution and moved for its adoption:

RESOLUTION NO. 8-2017

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE ENTITLED “AN ORDINANCE AMENDING SECTION 4, SUBD. 1 OF ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, RELATING TO THE OFFICIAL ZONING MAP FOR THE CITY OF ARLINGTON”

WHEREAS, the City of Arlington placed Ordinance 169, the Zoning Ordinance, into effect several years ago; and,

WHEREAS, the Planning and Zoning Commission has identified a need to better accommodate existing and changing housing styles and lot standards; and,

WHEREAS, the Planning and Zoning Commission has developed a new zoning classification to better accommodate existing and changing housing styles; and,

WHEREAS, the proposed new zoning classification requires a general update of the Official Zoning Map; and,

WHEREAS, a public hearing was properly noticed and held on November 2, 2017 by the City of Arlington Planning and Zoning Commission; and,

WHEREAS, the proposed ordinance is itemized in Exhibit A which is attached to this resolution;

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Planning and Zoning Commission recommends the City Council approve an Ordinance entitled: “An Ordinance Amending Section 4, Subd. 1 of Ordinance 169, the Arlington Zoning Ordinance, Relating to the Official Zoning Map for the City of Arlington”, a copy of which is attached as Exhibit A as presented and with the amendment to change the Gustafson and two additional properties to R-1.

The motion for the adoption of the foregoing resolution was duly seconded by Pichelmann, and upon poll being taken thereon the following voted in favor thereof: Carlson, Grabitske, Kreft, Pichelmann, Councilmember

Battcher; and the following against the same: None; and the following abstained from voting: None; and the following were absent: Deno, Halverson.

Adopted by the Planning & Zoning Committee of the City of Arlington this 2nd day of November, 2017.

Signed: /s/ Jim Kreft
Chairperson Jim Kreft

Attested: /s/ Cynthia Smith-Strack
Planning/Zoning Adm. Cynthia Smith-Strack

Whereupon the resolution was declared duly passed and executed.

EXHIBIT A

ORDINANCE NO. ____

**AN ORDINANCE AMENDING SECTION 4, SUBD. 1 OF ORDINANCE 169
RELATING TO THE OFFICIAL ZONING MAP FOR THE CITY OF ARLINGTON**

- I. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS SECTION 4, SUBDIVISION 1, THE OFFICIAL ZONING MAP IS HEREBY AMENDED AS ILLUSTRATED IN EXHIBIT A, ATTACHED HERETO.**
- II. EFFECTIVE DATE.**

This Ordinance is effective upon its adoption and publication as prescribed by law.

Adopted by the City of Arlington on the ____ day of _____, 2017.

For City of Arlington:

By Richard Nagel
It's Mayor

By Patrick Melvin
It's Administrator

Discussion resumed from the previous meeting on the proposed Rental Code. The following topics were discussed in detail:

- *Preferred term of rental licenses and fees:*
The Committee tentatively agreed three years was fair. Some concern was expressed about whether licenses should be due all at once or staggered throughout the year and how either method may add to staff burden. PZ Adm. Smith-Strack will attempt to identify what some of the actual costs might be to process rental licenses in order to help establish a rental fee.
- *Whether or not rental licenses should be transferable:*
Battcher commented that she would like to see the licenses be transferable and also allowed to finish out the unexpired portion of the term.
- *License suspension/revocation standards:*
Smith-Strack provided some different scenarios of what would need to have a license suspended or revoked. It was agreed that licensees should have to pay for any additional inspections needed. It was also agreed that a hearing would automatically be scheduled with the City Council for suspension and/or revocation; and the licensee would have the option to be present or not.
- *General Occupancy standards:*
Standards from the sample cities were reviewed in detail. Some concern was expressed about responsibility and if it should be the landlord or renter on some of the items. Various parts from each sample were liked/disliked. Smith-Strack was given some direction to what to use from each sample.

The September Building Permit Report was reviewed.

Kreft questioned what happens to the urban-reserve district now that the Orderly Annexation Agreement with the Township has expired. Smith-Strack stated that the district can remain; it just won't have a color on the zoning map. She felt another agreement would most likely happen at some point in the future.

Kreft commented that he would like to review the language in the enabling resolution that allows an individual from the OAA to be on the Committee at the next meeting. Mayor Nagel questioned if the OAA had officially expired; he thought it was due to expire August of 2018. Smith-Strack will verify the date of expiration. Kreft commented that the Committee was in favor of extending the OAA with the Township.

Motion by Grabitske, seconded by Battcher, and passed by unanimous vote to adjourn the meeting at 8:45 p.m.

PZ Adm. Cynthia Smith-Strack

Chairperson Jim Kreft