

AGENDA
September 26, 2023 at 6:30pm
Study Session Meeting – Council Chambers, Ely City Hall
Joint Study Session with Planning & Zoning

- I. CALL TO ORDER

- II. ADDITIONS OR OMISSIONS:

- III. OLD BUSINESS:

- IV. NEW BUSINESS:
 - A. (2-4) Discussion with Planning and Zoning to discuss the updated evaluation of permissible and conditional uses list.

- V. ADJOURN

§ 11.39

SEC. 11.39. ZONING DISTRICT DEFINITIONS. For the purposes of this Chapter, the following terms shall have the meanings stated:

Subd. 1. “Adult Business” (AB) - To provide for adult activities and businesses.

Subd. 2. “Public 1” (P1) - Lands owned for the establishment of public services, utilities, structures and other buildings necessary for the health, safety and welfare of the public.

Subd. 3. “Public 2” (P2) - Lands owned for the establishment of public services, utilities, structures and other buildings necessary for public and related works, for the health, safety and welfare of the public.

Subd. 4. “Open” (O) - Lands owned by the public that could support recreational space, and, lands to limit development in areas not yet suitable or capable of sustaining development.

Subd. 5. “Commercial 1” (C1) - To provide for a shopping area with general offices and general retail sales.

Subd. 6. “Commercial 2” (C2) - To provide for businesses that require large amounts of land to conduct business and desire highway frontage.

Subd. 7. “Industrial & Related” (M) - To provide for a variety of industry, warehouses, storage and repair shops, so they may be separate from residential and commercial areas.

Subd. 8. “Recreational Trail Overlay (RTO) – This is an overlay district over existing zoning districts and provides for more thorough development requirements in areas sensitive to public use recreational trails.

Subd. 9. “Residential Transition” (RT) - To provide a transition among residential and non-residential areas by permitting residentially compatible uses with residential uses.

Subd. 10. “Residential 1” (R1) - To provide areas within the city for residential dwellings of single and two-family occupancy.

Subd. 11. “Residential 2” (R2) - To provide a greater variety in the type of housing units, including single, two family and multiple dwelling residences.

Subd. 12. “Shoreland Shagawa Lake & Shagawa River” (SSL&SR) - This is an overlay district over the existing zoning districts and provides for more thorough shoreland development requirements.

(12-04-2004)

§ 11.39

Subd. 13. “Shoreland Miner’s Lake” (SML) - This is an overlay district over the existing zoning districts and provides for more thorough shoreland development requirements.

Subd. 14. “Shoreland Mixed Use” (SMU) - To provide for the intermixing of lake-oriented uses, including both public and private businesses, recreational opportunities and residential uses.

Source: Ordinance No. 171, Second Series
Effective Date: December 4, 2004

Source: Ordinance No. 261, Second Series
Effective Date: December 24, 2012

(12-24-2012)

KEY

- Green Text = Proposed Use Location
- Highlight = Proposed New Use
- Highlight = Change, Not Allowed Use
- Highlight = Existing Use Location

Current Zoning										
Classification List - Permissible/Conditional Uses	R-1	R-2	R-T	C-1	C-2	M	P-1	P-2	O	SMU
1 sales					X	X				
2 Airplane hanger					O			O	O	O
3 Ambulance Garage & Office			O	O	O	O	X	O		
4 Amusement Park					O		O	O	O	O
5 Animal hospital, veterinarian			O	O	O	X				
6 Apartment: 1 to 2 units	X	X	X	O	O					X
7 Apartment: 3 to 4 units	X	O		O						O
8 Apartment: 5 or more units	X	O	O	O						O
9 Appliances: equipment, sales, repair				X	X	X				
10 Armory						X	X	X	O	
11 Asphalt: products, processing, storage						O				
12 Association: clubs, lodges, private	O	O	X	X						O
13 Athletic field							X	X	O	O
14 Auditorium, assembly hall				O	O		X	X	O	O
15 Auto/Truck: new vehicle sales					X	X				
16 Auto/Truck: used sales, parts, repair					O	O				
17 Auto/Truck: salvage, scrap yard					O					
18 Auto/Truck: new vehicle sales					X	X				
19 Baked Goods: mfg., sales			O	X	X					
20 Bank, Trust Co., Bonding Co.				X	X					
21 Bar, Tavern, Saloon				X	X					O
22 Barber/Beauty Shop			O	X	X					O
23 Beach: public, private				X	X		X	X	X	X
24 Bed & Breakfast	O	O	O	O	X					O
25 Beverages: wholesale & storage					X	X				
26 Billiard parlor			O	X	O					
27 Boat mfg., storage				O	O	X				O
28 Bowling Alley			O	X	X					O
29 Broadcasting station			O	X	X				X	
30 Broadcasting tower						O	O	X	O	
31 Building materials: mfg., storage, sales				O	X	X				
32 Bus line depot				X	X		X	X		
33 Car Wash			O	X	X					O
34 Carpentry, cabinet shop			O	O	O	X				O
35 Carpet/rug: sales, storage, cleaning				X	X					
36 Cement/concrete products: mfg., sales, storage						X				
37 Cemetery							X	X	X	
38 Child care center	O	O	O	O	O					O
39 Clay products: mfg., storage						X				
40 Clinic	O	O	O	O	O	X	X	X		
Classification List - Permissible/Conditional Uses	R-1	R-2	R-T	C-1	C-2	M	P-1	P-2	O	SMU
41 College, public							X	X		O
42 Community Center	O	O	O	O	O		X	X		X
43 Community Residential Facility serving six (6) or fewer persons	X	X	O							O
44 Community Residential Facility serving seven (7) to sixteen (16)	O	X	O							O
45 Community Residential Facility serving seventeen (17) to thirty-two	O	O	O							O
46 Contractor (general): equipment, storage yard					O	X			O	
47 Credit Union, loan company			O	X	X					
48 Customs house, US					O		X	X		O
49 Dairy products: mfg., sales, distribution				O	O	X				
50 Day Care: Family Day Care serving twelve (12) or less children	X	X	X							X
51 Day Care: Family Day Care serving thirteen (13) to sixteen (16)	O	X	O							O
52 Day Care: Family Day Care serving fourteen (14) or less children	X	X	X							X
53 Drive-in restaurant			O	X	X					O
54 Driving range, miniature golf, go-karting, batting cages			O	O	O				O	O
55 Dry cleaning & laundry: processing & pickup			O	X	X	X				
56 Dwelling, single family	X	X	X		X					X
57 Dwelling, two family	X	X	X		X					X
58 Dwelling, multiple family		X	O	O	O					O
59 Event Center					X					O
60 Explosives: storage, distribution				I	I	O				
61										

Started evaluation in 2018
Completed evaluation in 2023

Revision proposal

P defined as city, school, parks, public works

Proposed Zoning										
Classification List - Permissible/Conditional Uses	R-1	R-2	R-T	C-1	C-2	M	P		O	SMU
Agricultural implements: service, sales					X	X				
Airplane hanger										O
Ambulance Garage / Office					X		X			
Amusement Park					O					
Animal hospital, veterinarian			O	O	O	X				
Apartment: 1, 2, 3 & 4 units	X	X	X							X
Apartment: 5 or more units		X	X							O
Appliances: equipment, sales, repair				X	X					
Association: clubs, lodges, private				X	X					O
Athletic field							X		O	
Auditorium, assembly hall				X	X					
Auto/Truck: used/new sales, parts, repair					O	O				
Baked Goods: mfg., sales			O	X	X					
Bank, Trust Co., Bonding Co., Credit Union				X	X					
Bar, Tavern, Saloon, Billiard Parlor, Bowling Alley, brewery, distillery				X	X					
Barber/Beauty Shop			O	X	X					
Beach: public, private										X
Bed & Breakfast	O	O	O	O	X					O
Beverages: wholesale & storage					X	X				
Boat mfg., storage						X				
Broadcasting station			O	X	X					
Broadcasting tower						X	X			
Building materials: storage, sales				X	X	X				
Bus line depot				X	X		X			
Car Wash				X	X					
Carpentry, cabinet shop	O	O	O	O	O	X				O
Carpet/rug: sales, storage				X	X					
Cement/concrete products: mfg., sales, storage						X				
Cemetery							X		X	
Child care center	O	O	O	O	O		O			O
Clay products: mfg, storage						X				
Clinic			O	O	O	X	X			
Classification List - Permissible/Conditional Uses	R-1	R-2	R-T	C-1	C-2	M	P		O	SMU
College							X			O
Community Center							X			
Community Residential Facility serving six (6) or fewer persons	O	O	O							O
Community Residential Facility serving seven (7) to sixteen (16) persons	O	O	O							O
Community Residential Facility serving seventeen (17) to thirty-two (32) persons	O	O	O							O
Contractor (general): equipment, storage yard					O	X				
Customs house, US					O		X			O
Day Care: Family Day Care serving six (6) or less children	X	X	X		O	O				X
Day Care: Family Day Care serving seven (7) or more		O	O	O	O	O				O
Drive-in restaurant			O	X	X					
Driving range, miniature golf, go-karting, batting cages			O	O	O				O	O
Dry cleaning & laundry: processing & pickup			O	X	X	X				
Dwelling, single family	X	X	X							X
Dwelling, two family	X	X	X							X
Dwelling, multiple family		X	O	O						O
Event Center, sports complex					X					O

Define

125	Taxidermist			O	X	X														O
126	Theatres, indoor				X	X														
127	tires: repair, equipment, supplies				X	X	X													
128	Utility structure, substation	O	O	O	O	O	X	X	X	O	O									
129	Warehouses, all types					X	X													
130	Welding shop: service, storage				O	O	X													
	Classification List -																			
	Permissible/Conditional Uses	R-1	R-2	R-T	C-1	C-2	M	P-1	P-2	O	SMU									
131	YMCA, YWCA		O	O	X	X		X	X											O
132																				
133																				
134																				

Taxidermist				O	X	X														O
Theatres, indoor					X	X														
tires: repair, equipment, supplies					X	X	X													X
Utility structure, substation										O	O	O	X	X						O
Warehouses, all types												X	X							
Welding shop: service, storage										O	O	X								
Classification List - Permissible/Conditional Uses	R-1	R-2	R-T	C-1	C-2	M	P			O	SMU									
Dog/cat boarding																				O
Dog park										O	O	O	O							O
Mini Storage										X	X	O								O