

CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. 603

AMENDING TITLE 12: ZONING, TO INCORPORATE MINOR UPDATES RELATING TO LANGUAGE, TERMINOLOGY, CLARITY, AND TO CORRECT CITATIONS, CROSS-REFERENCES AND CONFLICTING PROVISIONS.

The City Council of the City of Mendota Heights does ordain:

Section 1. City Code Title 12 – ZONING is hereby amended by adding the underlined and removing the strikethrough language to modify Chapter 2B: BASE ZONING DISTRICTS, Table 12-2B-3.1 R-1 Dimensional and Lot Standards as follows:

Lot Dimensions		
A	Lot Size (minimum)	15,000 square feet
B	Lot Width (minimum)	100 feet
Principal Building Standards		
C	Front Yard Setback	
	Newly Created Lot (new plat) – Minimum Existing Lot of Record (infill) - Minimum	30 feet See Section [12-4A-3.D.2.]
	Newly Created Lot (new plat) – Maximum Existing Lot of Record (infill) - Maximum	40 feet See Section [12-4A-3. D.2.]
D	Side Yard Setback (minimum)	10 feet interior lot line 30 feet abutting a street
E	Rear Yard Setback (minimum)	30 feet
	Height (maximum)	25 feet See Section [12-4A-7. C.]
Accessory Structure Standards		
Private Garages		
	Number (maximum)	One (1) detached or one (1) attached garage per lot; see [Section 12-4A-8.D.2] for Exception for Two Private Garages on a Lot.
	Size (maximum)	
	If Attached Private Garage	1,200 square feet 1,201 - 1,500 square feet with CUP

	If Detached Private Garage	750 square feet 751 - 1,000 square feet with CUP
	Size of Exception for Two Private Garages	Up to 2,400 square feet based on lot size, see Section [12-4A-8.D.2.]
	Front Yard Setback (attached)	Minimum Front Yard Setback of Principal Building
F	Front Yard Setback (detached)	Behind Principal Building front facade
	Side and Rear Yard Setbacks (minimum)	Corner lots must meet Principal Building side yard setback
H	144 to 2,000 square feet	10 feet
	Over 2,000 square feet	15 feet
	Height (Maximum)	May not exceed height of Principal Building
	144 to 2,000 square feet	15 feet, 1.5 stories
	2,000 to 2,400 Square Feet	18 feet, 1.5 stories
I	Setback from Principal Building	5 feet
	Garage Doors	
	Width (maximum measured horizontally)	36 linear feet as viewed from the public right-of-way
	Height (maximum)	9 feet, up to 12 feet with Conditional Use Permit
Storage Building		
	Number (maximum)	One (1); See [Section 12-4A-8.E.a.iii.] for Exception for two Storage Buildings if Chicken Coop/Run.
	Size	144 square feet for one (1) Storage Building; maximum of 225 square feet of combined Storage Building and Chick Coop/Run.
	Front Yard Setback (minimum)	Behind Principal Building front facade
G	Side and Rear Yard Setbacks (minimum)	5 feet
	Height (maximum)	10 feet, 1 story
Accessory Structure (not meeting definition of Building)		

	Setbacks	Must meet all Accessory Building yard setbacks
	Size	No limit; must meet impervious surface requirements for all combined improvements.
Other Standards		
	Impervious Surface Coverage (maximum)	35%, or up to 50% with approved Best Management Practices (BMPs)

Section 2. City Code Title 12 – ZONING is hereby amended by adding the underlined and removing the strikethrough language to modify Chapter 3: ALLOWED USES, Article B: PERMITTED AND PROHIBITED USES, Table 12-3B-1.1 as follows:

COMMERCIAL/BUSINESS USES

Land Use	RE	R-1	R-2	R-3	MU	B-1	B-2	I	Use Specific Section
Research center and laboratories						P			

INDUSTRIAL, TRANSPORTATION & UTILITY USES

Land Use	RE	R-1	R-2	R-3	MU	B-1	B-2	I	Use Specific Section
Warehousing and distribution, not abutting a Residential Base Zoning District						CUP		P	<u>12-3B-5 B.6</u>

ACCESSORY USES

Land Use	RE	R-1	R-2	R-3	MU	B-1	B-2	I	Use Specific Section
Off Street Parking	CUP <u>AP</u>	12-4A-7 B.6 <u>12-4A-9</u>							

Section 3. City Code Title 12 – ZONING is hereby amended by removing and relocating Chapter 3: ALLOWED USES, Article B: PERMITTED AND PROHIBITED USES, Chapter 5: INDUSTRIAL, TRANSPORTATION AND UTILITY USE SPECIFIC REGULATIONS, Section B.1: Alternative Energy Systems in its entirety to- 12-4A-12 ALTERNATIVE ENERGY SYSTEMS.

Section 4. City Code Title 12 – ZONING is hereby amended by adding the underlined and removing the strikethrough language to modify Chapter 4: BUILDING, CHARACTER, AND DESIGN STANDARDS, Article A: GENERAL PROVISIONS APPLICABLE TO ALL ZONING DISTRICTS, Section 4: Wetland Requirements as follows:

A. Purpose. The requirements established herein are intended to support the regulations and requirements established in Title 15~~z~~ Environmental Standards, Chapter 4: Wetland Conservation of the

City Code and to comply with the State of Minnesota Wetland Conservation Act (WCA) rules. The City will:

1. Reference the City's wetland inventory and the National Wetland Inventory, to determine whether a wetland may be present on a property that is the subject of a Land Use Development Application.

2. Coordinate wetland requirements with the Floodplain and Shoreland Protection regulations as established in Title 15~~12~~ Environmental Standards.

B.2. Wetlands shall be located and identified according to the standards established in Title 15~~12~~ Environmental Standards, [Chapter 4: Wetland Conservation](#).

C.3. The lowest ground floor elevation must be a minimum of two feet (2') above the 100-year flood elevation, or a minimum of three feet (3') above the Ordinary High Water Mark of public waters, as regulated by Title 15~~12~~ Environmental Standards.

C.10. Any swimming pools, patios, decks, drive aisles, parking lots, etc., must be setback a minimum of five feet (5') from any required buffer area, whichever is greater, unless otherwise permitted by Title 15~~12~~ Environmental Standards.

D. Buffer Requirements.

1. The vegetation requirements for all required Buffer Areas are established in Title 15, [Chapter 4: Wetland Conservation, Section \[15-4-6\], Environmental Standards](#).

Section 5. Section 4. City Code Title 12 – ZONING is hereby amended by adding the underlined and removing the strikethrough language to modify Chapter 4: BUILDING, CHARACTER, AND DESIGN STANDARDS, Article A: GENERAL PROVISIONS APPLICABLE TO ALL ZONING DISTRICTS, Section 5: Landscaping Requirements as follows:

4. As many existing native and non-invasive trees as is practicable must be preserved and must be shown on the Site Plan. All Significant or Heritage Trees scheduled for removal must be identified on the Site Plan. Removal of Significant or Heritage trees beyond the thresholds established in Title 15, Chapter 3: Urban Forest Preservation will require compliance with all requirements as defined and listed in Sections 15-3-5 and 15-3-6. A Significant Tree is defined in Title 15, Environmental Standards.

Section 6. City Code Title 12 – ZONING is hereby amended by adding the underlined and removing the strikethrough language to modify Chapter 4: BUILDING, CHARACTER, AND DESIGN STANDARDS, Article A: GENERAL PROVISIONS APPLICABLE TO ALL ZONING DISTRICTS, Section 9: Off-Street Parking and Loading as follows:

(3) No Semitrailer, Truck Tractor, or a combination thereof, or any Custom Service Vehicle as defined in Title ~~X6~~, Section [6-1-2] of the City Code, or any truck in excess of 9,000 pounds gross vehicle weight may be parked within a Residential Base Zoning District except for the purpose of loading, unloading, or in the process of making a delivery.

Section 7. City Code Title 12 – ZONING is hereby amended by adding the underlined and removing the strikethrough language to modify Chapter 4: BUILDING, CHARACTER, AND DESIGN STANDARDS, Article A: GENERAL PROVISIONS APPLICABLE TO ALL ZONING

DISTRICTS, Section 11: Signs as follows:

c. The maximum gross area of any surface of a pylon or monument sign in the [B-2] Zoning District is 80 square feet; and the maximum gross area of any surface in the ~~B-2B-1~~ or I Zoning District is 100 square feet.

Section 8. City Code Title 12 – ZONING is hereby amended by adding the underlined and removing the strikethrough language to modify Chapter 4: BUILDING, CHARACTER, AND DESIGN STANDARDS, Article B STANDARDS APPLICABLE TO RESIDENTIAL DISTRICTS (RE, R-1, R-2 AND R-3), Section 2: SINGLE-FAMILY DETACHED AND ATTACHED BUILDING REQUIREMENTS as follows:

e. Pitch of Roofs. With the exception of earth sheltered homes, all residential structures must have a pitched roof of at least 3:12 and a maximum of ~~9:12-12:12~~.

(1) Exception. A two-story home may have a roof that is less than 3:12, or a flat roof.

(2) Secondary roofs, including but not limited to dormers, porches, awnings, cupolas, or other clearly subordinate architectural elements, may exceed the maximum pitch provided they:

(A) Are clearly ornamental or accessory in nature;

(B) Do not result in an increase to the building height beyond the permitted maximum;

(C) Are not used to increase habitable floor area above what is otherwise permitted

Section 9. City Code Title 12 – ZONING is hereby amended by adding the underlined and removing the strikethrough language to modify Chapter 5: ADMINISTRATION AND CONFORMANCE, Article B: COMMON STANDARDS OF LAND USE APPLICATIONS, Section 8: PLANNED UNIT DEVELOPMENT as follows:

3. Number of Dwelling Units.

a. In a residential Planned Unit Development, the number of dwelling units proposed for the entire site shall not exceed the total number permitted by the Base Zoning District(s) and the Comprehensive Plan in which the land is located. If the residential Planned Unit Development is in more than one Base Zoning District, the number of allowable dwelling units must be calculated separately for each portion of the Planned Unit Development that is in a separate Zoning District and must then be combined to determine the number of dwelling units allowable in the entire Planned Unit Development. The density of individual uses in the MU-PUD District may be guided by the standard established by the Base Zoning District for each use. The City Council shall have the authority to determine the allowed density based on the quality and components of the Planned Unit Development. Said density may be lesser or greater than that prescribed by the Base Zoning District(s) at the discretion of the City Council, ~~but in all cases must comply with the density ranges established in the Comprehensive Plan.~~

Section 10. City Code Title 12 – ZONING is hereby amended by adding the underlined to modify Chapter 8: RULES AND DEFINITIONS, ARTICLE B: DEFINITIONS OF ZONING CHAPTERS 1, 2, 3, 4, 5 AND 7 OF THIS TITLE

COMPREHENSIVE PLAN: ~~Unless otherwise stated, it is the general plan for land use, transportation and community facilities prepared and maintained by the Planning Commission and approved by the City~~

Council. The comprehensive plan of the city and all policy statements, goals, standards, maps, charts and explanatory materials thereto which guide the land use development of the city, as adopted by the city council.

STREET, THOROUGHFARE (MAJOR PRINCIPAL OR MINOR ARTERIAL) THOROUGHFARE: A street which serves or is designed to serve heavy flows of traffic and which is used primarily as a route for traffic between communities and/or other heavy traffic generating areas.

Section 11. Effective date.

This ordinance shall be effective immediately following adoption and publication according to law.

ADOPTED this 7th day of October, 2025 by the City Council for the City of Mendota Heights.

**CITY COUNCIL
CITY OF MENDOTA HEIGHTS**

Stephanie B. Levine, Mayor

ATTEST:

Nancy Bauer, City Clerk