

**Meeting Announcement and Agenda of the  
Cambridge Planning Commission  
City Hall Council Chambers  
Regular Meeting, Wednesday, January 3<sup>rd</sup>, 2024, 7:00 pm**

300 Third Avenue Northeast, Cambridge, MN 55008  
[www.ci.cambridge.mn.us](http://www.ci.cambridge.mn.us)  
(763) 689-3211

Members of the audience are encouraged to follow the agenda. When addressing the Commission, please state your name and address for the official record.

*AGENDA*

1. Call to Order and Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
  - A. November 8<sup>th</sup>, 2023 Regular Planning Commission Minutes (p. 2)
4. Public Comment: For items not on the agenda; speakers may not exceed 3 minutes each
5. New Business
  - A. **PUBLIC HEARING**- ORD 779 amending Title XV Land Use, Chapter 156 Zoning, Sections 156.007 Definitions, 156.038 Residence Districts, 156.039 Professional Medical, & 156.040 Business Districts; to continue the overall review to clarify language and correct any errors within the existing language. (p. 6)
  - B. **PUBLIC HEARING**- ORD 780 amending Title XV Land Use, Chapter 156 Zoning, Sections 156.083 Fences; to clarify language on allowed and prohibited materials. (p. 20)
6. Other Business/Miscellaneous
  - A. City Council Update
  - B. Parks, Trails, and Recreation Commission (PTRC) update
7. Adjourn (Next Scheduled Meeting: February 6<sup>th</sup>, 2024)

Notice to the hearing impaired: Upon request to City staff, assisted hearing devices are available for public use. Accommodations for wheelchair access, Braille, large print, etc. can be made by calling City Hall at 763-689-3211 at least three days prior to the meeting.

# Cambridge Planning Commission Meeting Minutes

## Wednesday November 8, 2023

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 3rd Avenue NE, Cambridge, Minnesota.

Members Present: Commissioners Jessica Kluck (Chair), Robert Boese (Vice Chair), Joe Morin, Michael Liddy, Julie Immel, David Redfield, and Aaron Berg (City Council Representative)

Staff Present: Community Development Director Marcia Westover,  
City Planner Jacob Nosbush

### **Call to Order and Pledge of Allegiance**

Kluck called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

### **Approval of Agenda**

Boese moved, seconded by Redfield, to approve the agenda. Upon roll call, all voted aye, no nays. Motion carried unanimously.

### **Approval of Minutes**

Morin moved, seconded by Boese, to approve the October 3, 2023 meeting minutes. All voted aye, no nays, motion passed unanimously.

### **Public Comment**

No public comment

### **New Business**

#### **Public Hearing – Ordinance 775 Amendment - Natural Landscaping**

Nosbush presented the amendment to Section 92.16 Nuisances Affecting Health, Safety, Comfort or Repose to change the maximum height of grass and weeds from 12 inches to eight inches to follow State Statute. The second amendment to the city zoning code Sections 156.007 Definitions and 156.065 Landscaping & Screening; to allow portions of certain properties to be designated as managed natural landscapes. These amendments are a response to a newly adopted State Statute requiring cities to allow managed natural landscapes, which are defined as dedicated areas of natural plantings.

Nosbush continued; the proposed changes define conditions which must be met to allow residents to submit a site plan to request areas be designated as managed natural landscapes as outlined in State Statute. Staff will require up to 30% be left as sod with setback buffers to property lines and right of ways, and annual mowing and upkeep so to not cause a nuisance.

Commissioners asked for clarification on sprinkler requirements noted in the ordinance, Nosbush said the code currently allows for sod or professionally applied hydroseed with underground sprinkler system. Sprinklers are required for hydroseed lawns, but optional for sod. It was requested to add a comma after the word 'sod' in Section 156.065 (B) Minimum Landscaping Item (1), Item (3) (c), (d), and (e) for clarification. It was also requested to replace 'seed' with 'professional hydroseed' in Item (3) (d) to be consistent with previous language.

Berg asked if there was a site plan review fee for residential homes, and noted on the fee schedule the site plan review fee applies to multi-family, industrial, or commercial, but not existing single-family homes. Westover said it could be added.

Immel asked why two deciduous trees were required to be planted in the front yard, as noted in Item (5) (a) Planting Requirement. Nosbush said trees planted in the front yard added character that benefited the street as well as the home.

Boese asked why the nuisance weed height was being amended from 12 inches down to eight inches. Nosbush stated that was a recent change in the State Statute and a requirement for the city to change.

#### Public Hearing

Kluck opened the public hearing at 7:18 pm

Charles Bayton, 1145 Deer Run SW. Bayton asked for clarification on Section (B) Minimum Landscaping Item (3) (e) that requires a minimum six-foot buffer between property lines, making a total of 12 feet between properties. Nosbush said the intention was not require change of existing vegetation, but to prevent higher growth areas from abutting an adjacent property line. Westover noted this requirement applied only to Item (3) managed natural landscapes, and was not a general requirement.

Kluck closed the public hearing at 7:23 pm.

Liddy motioned, seconded by Morin, to recommend approval of Ordinance 775 as amended and allow for Summary Publication. All voted aye, no nays, motion passed unanimously.

#### B Public Hearing – Ordinance 776 Amendment - Sacred Settlements

A request to amend Section 156.092 Places of Worship to allow sacred settlements on church properties under certain conditions. This change is in response to a recently adopted State Statute requiring cities to allow sacred communities, defined as living quarters of less than 400 sq. ft. and on temporary axles, on religious institution properties. Nosbush noted the wording 'sacred settlement' should be amended to reflect the State Statute language of 'sacred communities.' The proposed changes outline conditions which must be met to approve the placement of those units. The approval required is not whether these units should be allowed, but rather the conditions required for them to be approved.

Nosbush noted Section (F) should not be struck out and would remain in the code. The proposed change is the addition to Section (G). Sections (A) through (F) would remain as-is.

Boese stated he spoke with a representative from Family Pathways who said the churches could continue to operate as they do currently through Path to Home, no more than six families and a maximum of 24 people. Path to Home works only with families that have children, while sacred communities would be cater towards helping individuals. Nosbush said, to his understanding, they would be for one or two individuals, or possibly a small family of up to four.

Berg asked if portable toilets would be considered a shared facility for Item (G) (12), Nosbush said they would not meet the requirement as listed and are considered a holding tank.

Liddy asked if limiting 33% to 40% of units to be occupied by volunteers, as noted in Item (G) (3), was restrictive, Nosbush said that was taken directly from State Statute.

### Public Hearing

Kluck opened the public hearing at 7:31 pm

Kluck closed the public hearing at 7:32 pm

Boese motioned, seconded by Immel, to recommend approval of Ordinance 776 as amended and allow for Summary Publication. All voted aye, no nays, motion passed unanimously.

### Other Business/Miscellaneous

#### A City Council Update

Berg summarized the actions of Council since the last Planning Commission meeting: it passed resolutions regarding 2024 street improvements to the Goldenwood neighborhood; approved lighting and tree plantings through the Hwy 95 corridor during reconstruction; approved the preliminary and final plat of Hayden Estates; approved a resolution for the vacation of drainage and utility easements for the Cornerstone Development; approved Ordinance 774 amending Chapter 156 of the Zoning code; accepted the resignation of the city's Police Chief who will be retiring in June; approved the conditional offer of Deputy Chief Machin to become the new Chief of Police in June; approved Downtown Grant applications for façade improvements for Chilson Jewelers and Cambridge Floral; approved installing lighting in the Taft Loop alley area in the spring; and held a closed session for the review of the City Administrator, to be published in the upcoming Council packet.

#### B Parks, Trails, and Recreation Commission (PTRC) Update

Westover said the second annual Winter Festival planning has begun. Last year it was held in January and staff felt it was too cold, so this year it will be held on Saturday, February 24<sup>th</sup> in hopes it will be warmer and have more snow. There will be a snowman building contest throughout the community starting in January with awards for a variety of categories. In addition to the dog sledding that was a big attraction last year there will be horse drawn carriage rides. In addition, new this year will be a snowman mascot for the festival which will make its debut in the Snowflake Parade on November 18<sup>th</sup> to advertise for Winter Fest.

Berg mentioned Mayor Godfrey was seeking one volunteer judge for the Snowflake Parade on November 18th, and encouraged anyone interested to reach out to him. Tree lighting starts at 5:00 pm and parade starts at 5:30 pm.

**Adjournment of Planning Commission Meeting**

Being no further business before the Commission, Boese moved, seconded by Liddy, to adjourn the regular meeting at 7:30 pm. All voted aye, no nays. Motion carried unanimously.

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Jessica Kluck, Chair  
Cambridge Planning Commissioner

ATTEST:

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Marcia Westover  
City Planner

Prepared by: Jacob Nosbush, City Planner

**PUBLIC HEARING...ORDINANCE AMENDMENT...ORD 779...ZONING CODE REVIEW**

**Request**

A request by the City of Cambridge, 300 3rd Ave NE, Cambridge, MN 55008, to amend Title XV Land Use, Chapter 156 Zoning, Sections 156.007 Definitions, 156.038 Residence Districts, 156.039 Professional Medical, & 156.040 Business Districts; to continue the overall review to clarify language and correct any errors within the existing language.

**Changes**

This Ordinance Amendment is the latest in our overall review of the Zoning Code. As before, a large majority of the changes are clarification of language and not changes which will have an effect in our administration of the Code.

Changes to note in particular-

- Professional/Medical district uses changed in many cases from allowed via conditional to interim use permitting.
- Added Community Center to allowed use in P/M district.
- Raised allowed height in R-3 zoning from 45' to 50'.

**Planning Commission Action**

Hold a public hearing.

Motion to recommend approval of the draft Ordinance as presented and allow for Summary Publication.

**Attachments**

1. Draft Ordinance ORD 779

**ORDINANCE 779**

**TITLE XV LAND USE, CHAPTER 156 ZONING, AMENDING SECTIONS 156.007, 156.038, 156.039, AND 156.040.**

The Cambridge City Council hereby amends and adds the following language in Title XV Land Use, Chapter 156 Zoning, Sections 156.007 Definitions, 156.038 Residence Districts, 156.039 Professional Medical, and 156.040 Business Districts:

**§ 156.007 DEFINITIONS**

*Accessory Structure.* A structure on the same lot with and of a nature customarily incidental and subordinate to the principal structure.

*Community Center.* A facility operated for the provision of recreational, social, or educational services to the general public;

**§ 156.038 RESIDENCE DISTRICTS**

**(A) Purposes of residence districts.**

(1) *R-1, One- Family Residence District.* The R-1 One Family Residence District provides space for low-density residential living with full provision of necessary urban service facilities. Nonresidential uses are limited to the minimum necessary for residential convenience and welfare. Only one home per lot is allowed.

(2) *R-1A, One- Family Residence District.* The R-1A One Family Residence District is established to allow and preserve older neighborhoods, most of which are located near downtown in the older part of the city which was platted into small to modest sized lots. This District may also be used to create traditional style neighborhoods in newly developing areas. Only one home per lot is allowed.

(3) *R-2, ~~One and Two Family, One- and Two-Family~~ Residence district.* The R-2 ~~One and Two Family~~One- and Two-Family Residence District is established to allow and preserve areas in the city for medium density residential development of single-family and duplex units.

(4) *R-3, Multiple Family Residence District.* The R-3 Multiple Family Residence District is established to allow and preserve relatively ~~high density~~high-density residential areas in the city.

**(B) Allowable uses in residence districts.** The uses listed below are allowable in the districts indicated. "P" indicates the use is permitted if it conforms with all other city and state building and use regulations. "C" indicates that a conditional use permit must be issued by the city prior to use or construction. "I" indicates that an interim use permit must be issued by the city prior to use or construction. No letter indicates the use is not allowed in the district. If a use is not listed, it is not allowed.

<i>DISTRICT</i>				<i>USE</i>
<b>R-1</b>	<b>R-1A</b>	<b>R-2</b>	<b>R-3-</b>	RESIDENTIAL AND LODGING USES
P	P	P	P	Dwellings, Single Family
		P	P	Dwellings, Two- Family
		C	P	Dwellings, Multiple Family
		C	C	Manufactured Home Complexes, pursuant to § 156.064
I	I	I	I	Rooming/Boarding House
		C	P	Townhouses
I	I	I	I	Bed and Breakfasts, pursuant to § 156.070
P	P	P	P	Home Occupations, pursuant to § 156.084
I	I	I	I	Extended Home Occupations, pursuant to § 156.084
I	I			Keeping of <del>Fowl/Chickens and/or ducks</del> , pursuant to § 156.067
				HUMAN CARE USES
P	P	P	P	Day Care Facilities, Residential, up to 14 persons
		I	P	Day Care Facilities, Residential, 15 to 16 persons
P	P	P	P	Residential Facilities, up to 6 persons
		I	P	Residential Facilities, 7 to 16 persons
I	I	P	P	Senior Residential Care Facilities
				PUBLIC, SEMI-PUBLIC, AND UTILITY USES
P	P	P	P	Essential Services, pursuant to § 156.072
C	C	C	C	Essential Service Structures, pursuant to § 156.072
C	C	C	C	Educational Institutions
P	P	P	P	Municipal Buildings and Structures
P	P	P	P	Places of Worship- (See § 156.092 for related provisions)
P	P	P	P	Public Parks, Playgrounds, and Recreational Uses of a Non- Commercial Nature
P	P	P	P	Schools



P	P	P	P	Towers Supporting Amateur Radio Antennas, as an accessory use and pursuant to § 156.082
C	C	C	C	Towers, (other than above) pursuant to § 156.082
P	P	P	P	Accessory Uses <a href="#">and Structures (structures are pursuant to §156.080)</a>
I	I	I	I	Those other uses, which in the opinion of the Planning Commission, are appropriate only on an interim basis, and pursuant to § 156.118

**(C) Use conditions.** A structure or land may be used for the following only if its use complies with the specific conditions imposed in this division and any other applicable requirements of this chapter. In addition, a use listed as conditional in division (B) above must obtain a conditional use permit, and a use listed as interim in division (B) above must obtain an interim use permit.

(1) ~~Dwellings, multiple family.~~ In the R-1 and R-1A Districts, dwellings shall not exceed one unit. In the R-2 District, multiple family dwellings shall not exceed four units.

(2) ~~Schools-~~

(a) Buildings shall be located a minimum of 50 feet from, and outdoor recreation and play areas shall be located a minimum of 25 feet from a protected residential area as defined herein.

(b) An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.

3) ~~Senior residential care facilities-~~

(a) In the R-1, R-1A, and R-2 Districts, senior residential care facilities shall be located on a collector or arterial street as defined in this chapter.

(b) No senior residential care facility building shall be located closer than 50 feet from the lot line.

~~(4) Townhouses. In the R-2 District, multiple family dwellings shall not exceed four units.~~

**(D) Building and lot requirements.**

BUILDING REQUIREMENTS	DISTRICT			
	R-1	R-1A	R-2 <sup>6</sup>	R-3 <sup>6</sup>
Minimum Floor Area in Square Feet:				

One-Family Dwelling	1,050	900	900	900
Two-Family Dwelling	N/A	N/A	750	750
<b>Minimum Floor Area in Square Feet:</b>				
Multiple Family Dwellings				
Efficiency	N/A	N/A	400	400
1 Bedroom	N/A	N/A	600	600
2 Bedroom	N/A	N/A	700	700
3 Bedroom	N/A	N/A	800	800
4 Bedroom	N/A	N/A	960	960
Maximum Height Limit in Feet	30 ft.	30 ft.	35 ft.	45 <u>50</u> ft <sup>8</sup>
Maximum Lot Coverage				
Residential ( <a href="#">building/structure lot coverage only</a> )	25%	25%	25%	25%
All eOther ( <a href="#">building/structure lot coverage only</a> )	30%	30%	30%	30%
Impervious Surface Coverage ( <a href="#">total of all impervious</a> ) <sup>7</sup>	30%	30%	30%	
<b>LOT REQUIREMENTS</b>	<b>DISTRICT</b>			
	R-1	R-1A	R-2 <sup>5</sup>	R-3 <sup>6</sup>
<b>Minimum Lot Area in Square Feet</b>				
One-Family Dwelling	11,000	9,400	6,750	6,750
Two-Family Dwelling	N/A	N/A	9,000	9,000
Multiple-Family Dwelling	N/A	N/A	15,000, but not less than 2,000 sf for each dwelling unit	20,000, but not less than 2,000 sf for each dwelling unit
Minimum Lot Width in Feet <sup>1</sup>	80	70	50	100
Minimum Lot Depth in Feet	120	120	109	120
<b>Minimum Structure Setbacks<sup>9</sup></b>				

Minimum Front Yard in Feet <sup>9</sup>	30 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>
Minimum Rear Yard in Feet <sup>9</sup>	30 <sup>3</sup>	30 <sup>3</sup>	30 <sup>3</sup>	20
Minimum Side Yard in Feet <sup>9</sup>				
Residential <sup>9</sup>	10 <sup>4</sup>	10 <sup>4</sup>	6	10 plus 5 for each additional story above first story
All Other <sup>9</sup>	25	25	25	10 plus 5 for each additional story above first story
Minimum Side Yard Adjacent to Street in Feet <u>(measured to Right-of-Way line)</u>				
Residential <sup>9</sup>	15	15	12	15
All Other <sup>9</sup>	25	25	25	15 plus 5 for each additional story above first story
Minimum Structure Setback From- A Public Alley <sup>9</sup>	6 feet from the property line or 14 feet from the center line of the alley, whichever is greater.	6 feet from the property line or 14 feet from the center line of the alley, whichever is greater.	6 feet from the property line or 14 feet from the center line of the alley, whichever is greater.	6 feet from the property line or 14 feet from the center line of the alley, whichever is greater.

<sup>1</sup> Measured at front setback line.

<sup>2</sup> Or average depth of front yards immediately adjacent but not less than 12 feet.

<sup>3</sup> Except where yard abuts permanent open space, in which case, 20 feet shall suffice.

<sup>4</sup> Except that an attached garage may be 6' from an interior side line yards may be 6 feet on the side where there is an attached garage.

<sup>5</sup> Except that multiple family dwellings and townhouses shall follow the respective requirements of the R-3 District.

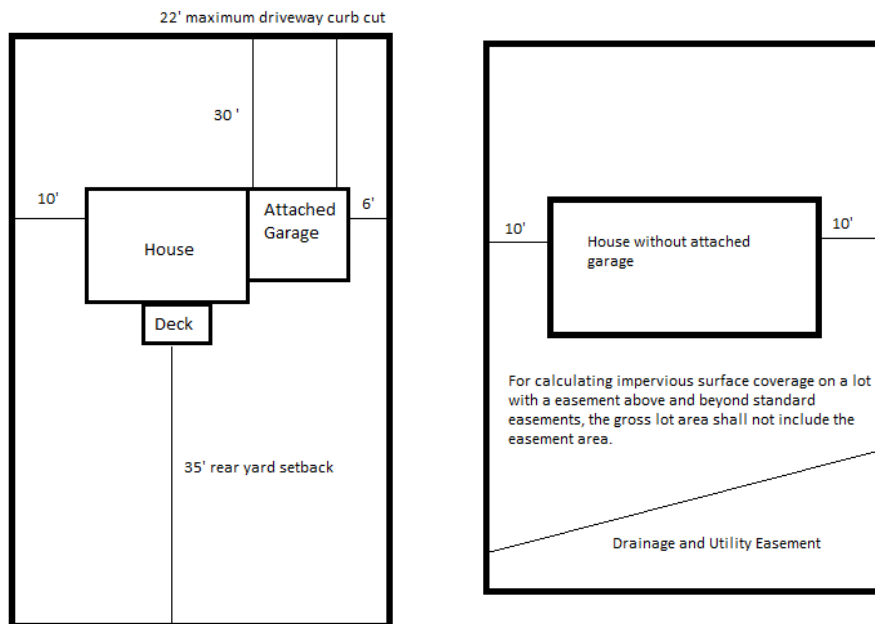
<sup>6</sup> Except that Single Family and ~~Two-Family~~Two-Family Dwellings in the R-3 District shall follow the respective requirements of the R-2 District.

<sup>7</sup> For the purpose of calculating impervious surface coverage, the lot size should be the gross lot area less land located in drainage and utility easements above and beyond the standard lot line drainage and utility easements. Impervious surfaces shall not be allowed in drainage and utility easements.

<sup>8</sup> A ~~C~~onditional ~~U~~se ~~P~~ermit may be allowed for higher buildings.

The structure setback shall be to the closest projection of the building whether foundation, wall, eaved box window, cantilevered fireplace or otherwise. The roof overhang shall not need to meet setback requirements if the roof overhang is the standard 2' overhang. Larger than 2' roof overhangs shall be required to meet the setbacks as noted in the table above.

Lot Standards for Illustration purposes only



### § 156.039 PROFESSIONAL/ MEDICAL PM

(A) *Purpose.* The purpose of this district is to provide for high quality professional offices, medical/dental offices, public uses, and mixed-use development.

(B) *Permitted uses.*

- (1) Essential services, pursuant to § 156.072.

- (2) Home occupations, pursuant to § 156.084.
- (3) Hospitals.
- (4) Medical/dental offices.
- (5) Municipal buildings and structures.
- (6) Professional offices.
- (7) Public parks, playgrounds and recreational uses of non-commercial nature.
- (8) Public uses.
- (9) Towers supporting amateur radio antennas, as an accessory use and pursuant to § 156.082.
- (10) Accessory uses.
- (11) Community Centers for social, educational, or recreational activities.
- (12) Existing Dwellings, single family.
- (13) Essential service structures, pursuant to § 156.072.

**(C) Conditional uses.**

- ~~(1) Bed and Breakfasts, pursuant to § 156.070.~~
- ~~(2) Day care facilities, adult.~~
- ~~(3) Day care facilities, residential.~~
- ~~(4) Day care facilities, non-residential.~~
- ~~(5) Dwellings, single family.~~
- (16) Dwellings, two family.
- (27) Dwellings, multiple family.
- (38) Dwelling units not on ground floor.
- ~~(9) Essential service structures, pursuant to § 156.072.~~
- ~~(10) Extended home occupations, pursuant to § 156.084.~~
- ~~(11) Group homes, non-statutory.~~
- ~~(12) Manufactured home complexes, pursuant to § 156.064.~~
- (413) Residential facilities.
- (514) Senior residential care facilities.
- (615) Townhouses.
- (716) Towers, pursuant to § 156.082.
- (817) Publicly owned and operated correctional facilities.

**(D) Interim uses.**

- (1) Bed and Breakfasts, pursuant to § 156.070.
- (2) Extended home occupations, pursuant to § 156.084.
- (3) Day care facilities, adult.
- (4) Day care facilities, residential.
- (5) Day care facilities, non-residential.
- (6) Group homes, non-statutory.
- (7) Those other uses which, in the sole opinion and discretion of the Planning Commission,

may be allowed only on an interim basis, and pursuant to § 156.118.

**(E) Building and lot requirements.**

(1) *For uses by conditional use.* The minimum ~~umax~~ floor area, height limitation, lot coverage, and all lot requirements as to area, width, and depth of front, rear, and side yards shall be established by the Planning Commission and approved by the City Council as part of the conditional use permit application.

(2) *All other uses.* The minimum ~~umax~~ floor area, height limitation, lot coverage, and all lot requirements as to area, width, depth of front, rear, and side yards shall be the same as for the R-1 District.

**(F) Special requirements.** The Planning Commission shall use the Comprehensive Plan, as the guide for setting development standards and approving uses as part of any conditional or interim use permit.

**§ 156.040 BUSINESS DISTRICTS**

**(A) Purposes of business districts.**

(1) *B-1, Downtown Business District.* The Downtown Business District is intended to provide a unified and organized business center which serves a broad service area with a variety of retail, service, office, and public uses that primarily serve pedestrian traffic. The district will be kept compact by encouraging a high density of development, public or joint parking for efficient use of space.

(2) *B-1A, Downtown Fringe Business District.* The Downtown Fringe Business District is intended to provide an area around the Downtown Business District that will contain a broad range of services and goods primarily for one-stop shopping trips by automobile. These uses, which might otherwise be incompatible with other downtown uses, will help to maintain a compact and convenient downtown shopping district. Buildings will be set back from the sidewalks and off-street parking will be required for individual businesses.

(3) *B-2, Highway Business District.* The Highway Business District is intended to promote provide space for autohighway-oriented uses and service businesses, which are located in close proximity to major thoroughfares or highways in order that highway service types of land use can be provided, access by community members is simplified.

(4) *BT, Business Transition District.* The Business Transition District is intended to provide a means of transition from residential uses to highway business uses, while still allowing existing residences to continue.

**(B) Allowable uses in business districts.** The uses listed below are allowable in the business districts indicated. "P" indicates the use is permitted if it conforms with all other City and State building and use regulations. "C" indicates that a conditional use permit must be issued by the city prior to use or construction. "I" indicates that an interim use permit must be issued by the City prior

to use or construction. No letter indicates the use is not allowed in the district. If a use is not listed, ~~the Planning Commission shall determine if a proposed use is similar to one that is listed~~, it is not allowed.

<i>DISTRICT</i>				<i>USE</i>
<b>B-1</b>	<b>B-1A</b>	<b>B-2</b>	<b>BT</b>	RESIDENTIAL USES
			P	Dwellings, Single Family – Existing
			P	Dwellings, Two Family – Existing
P	P	P	P	Dwelling Units, not on ground level floor
	C			Dwellings, Multiple Family
	P		P	Home Occupations, pursuant to § 156.084
	C			Townhouses
				HUMAN CARE USES
P	P	P	P	Day Care Facility, Adult
	I		<del>P</del> <sup>1</sup>	Day Care Facility, Residential, up to 14 persons
	I			Day Care Facility, Residential, up to 16 persons
P	P	P	<del>P</del> <sup>1</sup>	Day Care Facility, Non-Residential
	I			Group Home, Non-Statutory
	I		P	Residential Facility, up to 6 persons
	I			Residential Facility, 7 to 16 persons
I	I	I	I	Senior Residential Care Facilities
				PUBLIC, SEMI-PUBLIC, PRIVATE, AND UTILITY USES
P	P			Clubs/Lodges
P	P	P	P	Essential Services, pursuant to § 156.072
C	C	C	C	Essential Service Structures, pursuant to § 156.072
				PUBLIC, SEMI-PUBLIC, PRIVATE, AND UTILITY USES
I	P	P	P	Place of Worship (See § 156.092 for related provisions)
C	C	C	C	Public Uses
		P		Schools
		I	I	Towers, pursuant to § 156.082

				COMMERCIAL AND INDUSTRIAL USES
↓	↓	I		Above Ground Bulk Liquid/Gas Fuel Storage in excess of 400 gallons
		P	P	Auto Convenience Stations, pursuant to § 156.090
		P	P	Automotive Parts Retail, pursuant to § 156.090
		P	P	Auto Repair and Service, Major, pursuant to § 156.090
		P	P	Auto Repair and Service, Minor, pursuant to § 156.090
		P	P	Automobile Sales & Rental, pursuant to § 156.090
		P	P	Automobile Wash and/or Automatic Automobile Wash, pursuant to § 156.090
P	P	P	P	Banks/Financial Institutions
P	P	P	P	Bed and Breakfasts, pursuant to § 156.070
I	I	I	I	Brewery Manufacturing- fewer than 3,500 barrels of malt liquor in a year and/or Brewpub (See Chapter 114 for related licensing provisions)
P	P	P	P	Commercial Recreation
P	P	P	P	Drive-in Establishments, pursuant to § 156.090
P	P	P	P	Funeral Homes
		I	I	Kennels <u>(Commercial)</u> , pursuant to § 156.091
P	P	P	P	Medical/Dental Offices
P	P	P	P	Motel/Hotel
		I	I	Nurseries <u>(Plants)</u>
P	P	P	P	Offices
I	I	I	I	Outdoor <del>s</del> Storage, pursuant to § 156.085
P	P	P	P	Outdoor Merchandise Display covering 75 square feet or less, pursuant to § 156.086
I	I	I	I	Outdoor Merchandise Display covering more than 75 square feet, pursuant to § 156.086
		I		Outdoor Storage, Storage Pods, pursuant to § 156.085
C	C	P	P	Parking Area, Public, pursuant to § 156.090
I	I	I	I	Pawn Shop
P	P	P	P	Personal Services
P	P	P	P	Printing Process/Supply



P	P	P	P	Restaurants
P	P	P	P	Retail Sales, except Automotive <u>Sales and</u> Parts Retail
P	P	P	P	Schools, Proprietary
P	P	P	P	Repair Shop, Small Engine/Appliance/Bicycle
<u>P</u>	P	P	P	Studios
P	P	P	P	Temporary/Seasonal Outdoor & Transient Vending Sales Uses, pursuant to § 156.087
P	P	P	P	Theaters
	P	P	P	Veterinary Clinics, pursuant to § 156.091
I	I	I	I	Taxi Cab/Limo Service
P	P	P	P	Accessory Uses <u>and Structures (structures are pursuant to 156.080)</u>
I	I	I	I	Those other uses, which in the opinion of the Planning Commission, are appropriate only on an interim basis, and pursuant to § 156.118

<sup>1</sup> Permitted if operating within existing dwelling.

**(C) Use conditions.** A structure or land may be used for the following only if its use complies with the specific conditions imposed in this division and any other applicable requirements of this chapter. In addition, a use listed as conditional in division (B) above must obtain a conditional use permit, and a use listed as interim in division B above must obtain an interim use permit.

**(D) Repair shop, small engine/appliance/bicycle.** Engines shall not be operated outside or tested outside of a structure if the use is within ~~the~~ 300 feet of a protected residential area as defined herein.

**(E) Building and lot requirements.**

<b>BUILDING REQUIREMENTS</b>	<b>DISTRICT</b>		
	<b>B-1</b>	<b>B-1A</b>	<b>B2 &amp; BT</b>
Maximum Building Height in Feet	60 ft. <sup>1</sup>	60 ft. <sup>1</sup>	30 ft. <sup>1</sup>
<b>LOT REQUIREMENTS</b>			
<b>Minimum lot area in square feet</b>			
Business	900	7,500	7,500
Multiple family	None	2,000/unit	2,000/unit
Minimum lot depth in feet	60	100	100

Minimum lot width in feet	15	50	50
<b>Maximum Lot Coverage</b>			
Business	100%	50%	50%
Residential	100%	30%	30%
Minimum front yard setback in feet	None	12	20
Minimum side yard setback in feet	None	10	10
Minimum side yard setback in feet adjacent to a street	None	12	15
Minimum Structure Setback from alley	None	6 feet from the property line or 14 feet from the center line of the alley, whichever is greater	6 feet from the property line or 14 feet from the center line of the alley, whichever is great
Minimum rear yard in feet	15 or as determined by the Planning Commission	15	15
Minimum rear yard when adjacent to or separated only by an alley from a protected residential area as defined herein.	15 or as determined by the Planning Commission	25 feet	25 feet

<sup>1</sup> Higher buildings may be allowed through the issuance of a conditional use permit.

All other sections and subsections of this Chapter shall remain as written and previously adopted by the City Council. This ordinance shall become effective upon publication.

Adopted by the Cambridge City Council this 16th day of January, 2024.

\_\_\_\_\_  
James A. Godfrey, Mayor

ATTEST:

\_\_\_\_\_  
Evan C. Vogel, City Administrator

Date of Publication: January 25<sup>th</sup>, 2024

**Summary Publication**

Ordinance 779

A complete copy of the ordinance is available at City Hall, 300 3rd Avenue NE, Cambridge for inspection.

ATTEST:

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Evan C. Vogel  
City Administrator

Prepared by: Jacob Nosbush, City Planner

**PUBLIC HEARING...ORDINANCE AMENDMENT...ORD 780...FENCES**

**Request**

A request by the City of Cambridge, 300 3rd Ave NE, Cambridge, MN 55008, to amend Title XV Land Use, Chapter 156 Zoning, Sections 156.083 Fences; to clarify language, including on allowed and prohibited materials.

**Changes**

This Ordinance Amendment was brought about by staff in response to complaints relating to allowed material on fences.

Many of the changes noted are re-organization of the section or clarification of language.

The language has been expanded to state that materials on the prohibited list may not be “constructed of or have attached to” the fence. Landscaping Fabric was also added to the prohibited materials.

**Planning Commission Action**

Hold a public hearing.

Motion to recommend approval of the draft Ordinance as presented and allow for Summary Publication.

**Attachments**

1. Draft Ordinance ORD 780

**ORDINANCE 780**  
**TITLE XV LAND USE, CHAPTER 156 ZONING, AMENDING SECTION 156.083**

The Cambridge City Council hereby amends and adds the following language in Title XV Land Use, Chapter 156 Zoning, Section 156.083 Fences:

**§ 156.083 FENCES**

**(A)** No fence or wall shall be erected, enlarged, expanded, altered, relocated, maintained or repaired in any yard, unless it shall first meet the requirements of this section.

**(B)** The finished side of the fence, or that side of the fence without exposed supports or posts, shall face the neighboring properties or streets.

**(C)** ~~Construction~~Materials.

**(1)** Approved material.

(a) All fences shall be constructed of either stone, brick, durable wood, durable vinyl or other durable plastic materials (such as those specifically manufactured as a privacy fence), ornamental non-corrosive aluminum or iron, chain link, or another material approved by the Zoning Administrator.

(b) Screening on chain link fences may only consist of slats or another material approved by the Zoning Administrator.

(c) All fences shall comply with Section 156.065 Landscaping and Screening.

**(2)** Prohibited material.

(a) No residential fence or wall shall be constructed or include attached or constructed elements of barbed wire, snow fencing, chicken wire, plastic webbing or netting, pallets, tarp, fabric of any sort (including landscaping fabric) or any makeshift flimsy materials.

(b) No residential fence or wall shall be constructed of any electrically charged element unless located underground (for example, invisible or underground pet fencing). Areas utilized for agricultural purposes, for example, pasture and cropland shall be exempt from this section.

(c) No commercial or industrial fence or wall shall be constructed of snow fencing, chicken wire, plastic webbing or netting, pallets, or any makeshift flimsy materials or any electrically charged element. Barbed wire or similar security fencing may only be used above a height of six and one-half feet when incorporated with a permitted fence or wall and with the written approval of the Zoning Administrator.

Prohibited material.

~~(a) No residential fence or wall shall be constructed of barbed wire or of any~~

~~electrically charged element, unless located underground (for example, invisible or underground pet fencing), snow fencing, chicken wire, plastic webbing or netting, pallets, or any makeshift flimsy materials. Areas utilized for agricultural purposes, for example, pasture and cropland shall be exempt from this section.~~

~~(b) — No commercial or industrial fence or wall shall be constructed of snow fencing, chicken wire, plastic webbing or netting, pallets, or any makeshift flimsy materials or any electrically charged element, except that barbed wire or similar security fencing may be used above a height of six and one-half feet when incorporated with a permitted fence or wall with the written approval of the Zoning Administrator.~~

~~(2) — *Approved material.*~~

~~(a) — All fences shall be constructed of either stone, brick, durable wood, durable vinyl or other durable plastic materials (such as those specifically manufactured as a privacy fence), ornamental non-corrosive aluminum or iron, or chain link. If slats are used in chain link fences, they must be properly maintained at all times.~~

~~(b) — The finished side of the fence, or that side of the fence without exposed supports or posts, shall face the neighboring properties or streets.~~

~~(C) *Maintenance.* Every fence or wall shall be maintained in a good and safe condition at all times. Every damaged or missing element, including slats in slatted chain link fences, of any fence or wall shall be repaired or replaced immediately.~~

~~(D) *Height.*~~

~~(1) No fence or wall located in a front yard shall be of a height exceeding four feet, measured from its top edge to the ground at any point, except as required by any landscaping or screening requirements of this chapter. ~~No fence or wall located in a side or rear yard shall be of a height exceeding eight feet, measured from its top edge to the ground at any point, except as required by any landscaping or screening requirements of this chapter.~~~~

~~(2) No fence or wall located in a side or rear yard shall be of a height exceeding eight feet, measured from its top edge to the ground at any point, except as required by any landscaping or screening requirements of this chapter. ~~No fence or wall located in a front yard shall be of a height exceeding four feet, measured from its top edge to the ground at any point, except as required by any landscaping or screening requirements of this chapter.~~~~

~~(3) Fences over eight feet in height may be allowed through issuance of a conditional use permit in a commercial or industrial district.~~

~~(4) Any fence over seven feet in height shall require a building permit.~~

(5) Fences used as backstops for municipal/institutional athletic fields shall be exempt from the height requirements in this chapter provided a building permit is issued.

(E) SetbacksPlacement location.

(1) A fence may be located adjacent to, but not on, a property line. The fence must be so located on a property so the property owner can maintain the fence (painting or other repairs) and maintain the yard without having to leave the property.

~~a) The fence must be so located on a property so the property owner can maintain the fence (painting or other repairs) and maintain the yard (mowing) without having to leave the property (or cross over the property line).~~

(2) No fence, wall, hedge or other screening device shall be permitted to encroach on any public right-of-way. Existing fences may be allowed to remain if the fence does not cause any site line issues or block views, ~~though~~ however, future work in the right-of-way may result in the removal of the fence at the owner's expense.

(3) Fences may be constructed within ~~a~~ standard drainage and utility easements, though future work within the easement may result in the removal of the fence at the owner's expense. No fence shall be located within an improved drainage and utility easement (pond, utility pipe, storm pond, and the like) or drainage and utility easement above and beyond the standard.

(4) The property owner is responsible for locating property lines and easements and placing the fence in accordance with all applicable setbacks.

(5) No fence shall interfere with a sight triangle as described in § 156.068. ~~No fence shall be located within an improved drainage and utility easement (pond, utility pipe, and the like).~~

(6) No fence shall be placed within structure setbacks to alleys. ~~No fence shall obstruct the flow of water nor divert water onto a neighboring property.~~

(F) Other Requirements

(1) No fence shall obstruct the flow of water nor divert water onto a neighboring property.

(2) Every fence or wall shall be maintained in a good and safe condition at all times. Every damaged or missing element of any fence or wall shall be repaired or replaced immediately, including but not limited to top rails, bulging, and slats in chain link fences. The fence must stand at a 90 degree angle to the ground.

~~(A) Sight triangle. No fence shall interfere with a sight triangle as described in § 156.068.~~

All other sections and subsections of this Chapter shall remain as written and previously adopted by the City Council. This ordinance shall become effective upon publication.

Adopted by the Cambridge City Council this 16th day of January, 2024.

\_\_\_\_\_  
James A. Godfrey, Mayor

ATTEST:

\_\_\_\_\_  
Evan C. Vogel, City Administrator

Date of Publication: January 25<sup>th</sup>, 2024

**Summary Publication**

Ordinance 780 amended Section 156.083 Fences to clarify allowed and disallowed materials for building and use connected to fences, as well as clarifying other language. A complete copy of the ordinance is available at City Hall, 300 3rd Avenue NE, Cambridge for inspection.

ATTEST:

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Evan C. Vogel  
City Administrator