

**Ordinance No. 19-102**  
**CITY OF COURTLAND**  
**NICOLLET COUNTY, MINNESOTA**

**An ordinance amending Part 3 of Chapter III of the City Code of the  
City of Courtland relative to zoning regulations.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COURTLAND:

SECTION 1. That Chapter 111, Part 3 of the City Code of the City of Courtland shall be amended to read as follows:

Part 3. Zoning Code

303.02. Definitions.

For the purpose of this Part of this Section the following definitions are adopted:

**29. Warehouses:**

- a. Warehouse/Storage Facility. An individual structure for the primary use of storing goods or wares.
- b. Multi-Unit Storage Sheds. Group of buildings that contain varying sizes of individual compartmentalized and controlled access stalls or lockers for the storage of goods or wares,
- c. Pole Sheds. An individual structure that is distinguished by the architectural method of constructing by providing structural support with poles.
- d. Non-permitted use: Outside storage of any kind.

**30. Width, Lot:** The horizontal distance between the side lot lines, ordinarily measured at the front setback and parallel to the front lot line. (Source Ord 06-105, 06/01/06)

**31. Yard setback:** Required minimum distance from abutting lot lines and public rights-of-way within which no structure may be ordinarily placed. (Revised by Ord. 99-102, 06/17/99) & (Revised by Ord. 06-105, 06/01/06)

303.05. R- I District.

Subd. 2. Permitted Use: Single-Family Dwelling; Manufactured Home (with width restrictions, etc.); Public Parks; Home Occupation 1; Group Homes-Level One; Warehouses with restrictions 303.14, Subd 2.1.



Subd. 3. Uses Allowed with Conditional Use Permit: Temporary Dwelling; Agriculture; Commercial Recreation; Church/School; Home Occupation 2; Utilities(public & other);

303.06. R-2 District.

Subd. 2. Permitted Use: Duplex, Tri-Plex, Quad, Home Occupation 1; Group Homes-Level 1; Warehouses with restrictions 303.14 Subd 2.1.

Subd. 3. Uses Allowed with Conditional Use Permit: Temporary Dwelling; Multi-Family Dwelling; Manufactured Home Park; Agriculture; Public/Parks; Home Occupation 2; Nursing Home; Utilities (public & other); Group Home-Level 2.

303.10. 1-1 District.

Subd. 2. Permitted Use: Warehouses; Gas/Garages; Office Park; Light Manufacturing and Industry; Auto/Implement Sales.

Subd. 3. Uses Allowed with Conditional Use Permit: Temporary Dwelling; Agriculture; Public/Parks; Utilities (public & other); Service Shops (plumbing, electric, etc.); Gas Stations; Food/Gas/Convenience Stores; Bowling, Movies, etc.; Contractor Yards; Warehouses, Commercial uses similar in character to those listed as permitted uses. (Revised by Ord, 99-102, 06/17/99).

303.11. Regulations for 1-2 District.

Subd. 2. Permitted Use: Light Industry; Warehouse

Subd. 3. Uses Allowed with Conditional Use Permit: Temporary Dwelling; Agriculture; Public/Parks; Utilities (public & other); Warehouses (storage); Auto/Implement Sales; Mineral Extraction; Elevators; Medium Industry (similar to existing); Bulk Stations; Contractor Yards; Warehouse, Commercial uses similar in character to those listed as permitted uses. (Revised by Ord. 99-102, 06/17/99).

303.14 Additional Design Standards.

Subdivision 2.1 Warehouse Lot Area and Setback Requirements R-1, R-2, R-3, A-2

Minimum Lot Area	Minimum Depth	Minimum Width	Minimum Building Coverage	Maximum Building Coverage	Side Yard Setback	Front Yard Setback	Rear Yard Setback	Maximum Road Approach	Maximum Height
None	60 ft.	40 ft.	40%	80%	5 ft.	20 ft.	5 ft.	24 ft.	20 ft.



Subdivision 2.2 Warehouse Lot Area and Setback Requirements I-1, I-2.

Minimum Lot Area	Minimum Depth	Minimum Width	Minimum Building Coverage	Maximum Building Coverage	Side Yard Setback	Front Yard Setback	Rear Yard Setback	Maximum Road Approach	Maximum Height
None	60 ft.	40 ft.	0%	80%	10 ft.	20 ft.	10 ft.	30 ft.	32 ft.

Subdivision 3. Driveway Standards:

**1.** Residential Districts – Warehouses

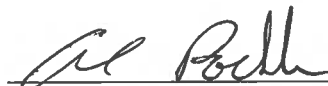
- a. Maximum Width. All Driveways shall not exceed a maximum width of twenty four (24) feet at the right of way.
- b. Setback. All driveways shall have a minimum setback of five (5) feet from established property lines.


**3.** Industrial Districts – Warehouses

- a. Maximum Width. All Driveways shall not exceed a maximum width of thirty (30) feet at the right of way.
- b. Setback. All driveways shall have a minimum setback of five (5) feet from established property lines.

This ordinance shall be in full force and take effect from and after its passage, approval and publication.

Passed by the City Council of the City of Courtland, Minnesota on the 2<sup>nd</sup> day of May, 2019.

Signed:   
Al Poehler, Mayor

Attest:   
Julie Holm, City Clerk



