

**REGULAR MEETING OF THE
PLANNING COMMISSION
CITY OF ST. AUGUSTA
APRIL 27, 2026**

6:00 PM

CALL TO ORDER

APPROVAL OF AGENDA

RECOMMEND DRAFT AMENDMENTS TO ZONING CODE DISCUSSED

RECOMMEND DRAFT ORDINANCE 2006-02

COMMUNICATIONS/MISC

ADJOURNMENT

Planning Commission Chair:

Ron Kraemer

Planning Commission Members:

**Brent Ahmann
Rick Christen
Lee Meier
Paul Shea**

**City Council may be in attendance at this meeting. No action will be taken on any of the agenda items at tonight's meeting.*

CITY OF ST AUGUSTA
MINUTES OF THE PLANNING COMMISSION

MARCH 30, 2026 @6:00 pm

CALL TO ORDER: The meeting was called to order at 6:00 PM by Kraemer with the pledge of allegiance.

AGENDA: Approval of agenda, 1st by Christin, seconded by Shea. All ayes.

PRESENT: Planning Commission Members Kraemer, Meier, Shea, Ahman, & Christin. Interim Administrator Claussen, Planner Kaufman. Sam Deleo, Cody Buchheit, Mayor Schmitz

SITE PLAN REVIEW: Site plan review for Lux Lockers. 23806 67th Ave, St. Augusta.

Caufman noted location is greater than 300' off of MN 15. Mr. Kraemer questioned setback from foundation instead of eaves. Commission discussed what was intended by "ground measurement". Mr. Kraemer asked for clarification on this rule in our ordinance.

Landscaping was discussed as Ms. Kaufman noted several buildings in the area did not meet the ordinance requirements. Commission decided what was planned for this site plan review was sufficient.

Mr. Buchheit asked if he could lay ground granite for parking lot to allow for settlement after first freeze. After discussion, commission recommended allowing until July 31, 2027 to asphalt parking lot.

It was noted the design elements equaled 16%, ordinance states 50% of face of building must be made with organic materials. Commission approved of drawings with the 16%. Discussion was had on whether to change the percentage in the ordinance as 50% may not be feasible in most applications.

Planning commission voted all ayes to recommend approval of site plan review as designed (16%) organic materials, with Temp Occupancy until parking lot is paved by July 31, 2027.

Commission discussed % change of organic material on front side of building. Discussed listing allowed trees for landscaping.

Plan to have another joint council commission planning meeting to clean up ordinances this summer.

ADJOURNMENT: A motion to adjourn was made by Shea and seconded by Christen at 7:37 pm.

COM/MISC: N/A

**CITY OF ST. AUGUSTA
COUNTY OF STEARNS
STATE OF MINNESOTA**

RESOLUTION 2026-05

**A RESOLUTION APPROVING THE SUMMARY FOR THE CITY OF ST. AUGUSTA, AN ORDINANCE
AMENDING THE ST. AUGUSTA ZONING ORDINANCE REGARDING SECTIONS 2.02, 3.02, 15.04, 15.14-16,
17, 19.03, 20.04-07, 20.10, 20.12, 22.01, 23.01, 23.04, 23.06, 24.02, 25.04, 29.07, 32.04, 44.04, and
63.04**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of St. Augusta, Minnesota, was held on the 27st day of April 2026, at 6:00 p.m.

WHEREAS, Minnesota Statutes, Section 412.191, Subd. 4, permits the publication of summaries of ordinances provided that:

1. Four-fifths of the Council authorizes publication of the summary;
2. A printed copy of the ordinance is made available during regular office hours at the office of the City Clerk and another location designated by the Council;
3. A copy of the text of the ordinance is posted in the community library if there is one, or if not, in a public location designated by the Council, and;
4. The Council approves the text of the summary in advance, determining that it clearly informs the public of the intent and effect of the ordinance;

WHEREAS, the City Council of the City of St. Augusta has adopted Ordinance No. 2026-____ which provides the detailed amendments to Sections 2.02, 3.02, 15.04, 15.14-16, 17, 19.03, 20.04-07, 20.10, 20.12, 22.01, 23.01, 23.04, 23.06, 24.02, 25.04, 29.07, 32.04, 44.04, and 63.04;

WHEREAS, the Council has reviewed the attached summary of amendments;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Augusta, Minnesota.

1. The Council finds and determines that the attached summary of amendments clearly informs the public of the intent and the effect of the regulations.
2. The Council authorizes the publication of the summary of Ordinance 2026-__ in accordance with Minnesota Statutes, Section 412.191, Subdivision 4.

Adopted by the City Council of the City of St. Augusta, this 5th day of May 2026.

Mayor

ATTEST:

Jennifer Nash, City Administrator

CITY OF ST. AUGUSTA

ORDINANCE NO. 2026-__05AN ORDINANCE AMENDING THE ST. AUGUSTA ZONING ORDINANCE

THE CITY COUNCIL OF ST. AUGUSTA, STEARNS COUNTY, MINNESOTA, DOES ORDAIN AS FOLLOWS:

The following Sections of the St. Augusta Zoning Ordinance be updated with underlined text being added or updated and struck text being deleted.

Section 1. Amend Section. 2.02 Rules and Definitions, Definitions of the St. Augusta Zoning Ordinance is amended as follows:

Accessory Structure ~~or Use~~: A subordinate building ~~or use~~ located on the same parcel as the principal building ~~or use~~ and which is reasonably necessary and incidental to the conduct of the primary use of such building ~~or main use~~.

Accessory Use: A subordinate use located on the same lot as the principal building or use and which is reasonably necessary and incidental to the conduct of the principal use.

Cemetery: A parcel ~~or tract of land~~ used or intended to be used for the burial of the dead, including columbarium, crematories, mausoleums, and mortuaries when operated within the boundaries of such cemetery.

Farm: A ~~tract of land~~ parcel greater than ten (10) acres in size that is principally used for agricultural activities such as the production of cash crops, livestock, or poultry farming. Such a farm may include a residence agricultural dwellings and buildings and structures necessary for the operation of the farm.

Farm - Hobby: ~~A tract of land~~ A parcel generally consisting of between ten (10) ~~or fewer and five (5)~~ acres in size with a house and accessory buildings on which crops and often livestock are raised but not as a principal source of income.

~~Farmstead: A dwelling unit surrounded by or connected to a farming operation, all under single ownership.~~

Home Extended Business: A business or service activity conducted within a dwelling or its accessory building that is clearly secondary to the residential use, operated by the occupant of the dwelling, and meeting all applicable standards for intensity, size, traffic, signage, and compatibility with the surrounding neighborhood as established in Section 25.04 of this ordinance.

~~Home Occupation, Interim: A home occupation that does not meet the requirements of a permitted home occupation and requires approval of an interim use permit pursuant to Section 25 of this Ordinance.~~

~~Lot: A parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision or record of survey map, for the purpose of sale or lease or separate use thereof.~~

Junk Cars. Any unlicensed, unregistered or inoperable vehicle stored in the open.

Junk (Rubbish): Any material or substance stored in the open or not enclosed in a building which does not serve, nor is it intended to serve, any useful purpose or the purpose for which it was originally intended, including, but not limited to: refuse; empty cans; bottles; debris; used furniture; unused appliances; machinery parts; motor vehicle parts; remnants of wood; decayed, weathered or broken construction material no longer usable; metal; or any cast off materials.

Lot: A single, piece of land that is a separate lot of record at the Stearns County Recorder's Office intended to be used, developed, or built upon as a unit under the zoning ordinance. A lot must have contiguous boundaries and legal access to a public street (or an approved private one).

Outdoor storage: The keeping, placement, or staging of goods, materials, merchandise, equipment, supplies, vehicles, containers, or refuse outside of a fully enclosed building for more than 24 hours, whether for business operations, inventory, maintenance, processing, sale, or disposal. Outdoor storage includes laydown areas, contractor yards, material stacks, palletized goods, and parked equipment awaiting service. Outdoor storage may be a principal use or accessory use, and may be short-term (greater than 24 hours but less than 30 days) or long-term (30 days or more) as defined by this Code. Passenger vehicles parked on a residential driveway or in a commercial or industrial paved parking lot which are in working order and are regularly used for personal transportation use by the owner of such vehicle shall not constitute outdoor storage.

Off-street parking: A designated area located outside of a public right-of-way that is used for the parking of motor vehicles associated with a specific land use. Off-street parking may be provided as a principal use (e.g., commercial parking lot or structure) or as an accessory use to a primary use. Off-street parking areas may include parking lots, parking structures, drive aisles, loading areas, accessible spaces, and associated landscaping, screening, and stormwater features required by this Code.

On-street parking: Parking spaces located within a public or private street right-of-way, typically positioned parallel, angled, or perpendicular to the travel lanes, and intended for use by vehicles stopping or parking along the curb or edge of the roadway.

Parcel: See Lot. ~~An individual lot, or tract of land.~~

Park, Private: A ~~lot~~~~tract of land~~ presently owned or controlled and used by private or semi-public persons, entities, groups, etc. solely for active and/or passive recreational purposes.

Park, Public: A ~~lot~~ ~~tract of land~~ publicly owned and used by the public for active and/or passive recreational purposes. Trailways themselves shall not constitute a public park.

Parking: The temporary placement of an operable motor vehicle for the purpose of conducting normal daily activities, such as visiting, loading, unloading, accessing a residence or business, or remaining idle for a short and limited duration. Parking occurs in areas designated or authorized for that purpose, such as driveways, parking lots, garages, or on-street parking spaces. Parking is not intended for long-term or indefinite duration.

Principal Building: ~~The primary building on a lot.~~ A building in which the principal use of the lot is conducted or which is essential to the conduct of such principal use. In the A-1 General Agriculture District, the principal use may require multiple buildings—such as a dwelling, barn, or other agricultural structures—each of which shall be considered a principal building.

Manufactured Home Park: Any lot, ~~, or tract of land~~ upon which two (2) or more occupied manufactured homes are located, either free of charge or for compensation. It includes any building, structure, tent, vehicle, or enclosure used or intended for use as part of the park's equipment.

Principal Use: The main use that a lot is put to ~~or buildings~~ as distinguished from subordinate or accessory uses. A “principal use” may be permitted, interim, conditional or may be a legal non-conforming use.

Recreational Equipment of limited size and weight: Small, portable items used for recreation during certain times of the year that can be easily moved, carried, or stored and do not create the visual or physical impacts associated with large recreational vehicles or equipment. Examples include but are not limited to kayaks, canoes, paddleboards, bicycles, portable nets or goals, lawn games, or kiddie pools.

Site Plan: A map drawn to scale depicting the development of a ~~tract of land,~~ lot or subdivision including, but not limited to, the location and relationship of structures, streets, driveways, recreation areas, parking areas, easements, utilities, landscaping, and walkways, as related to a proposed development.

Storage (of vehicles): The long-term or continuous placement of a vehicle beyond normal daily parking, typically when the vehicle is not in regular use. Stored vehicles may include passenger vehicles, recreational vehicles, trailers, seasonal vehicles, or vehicles parked for extended periods without routine movement. Vehicle storage is distinct from parking and may be restricted to certain zones or subject to additional standards.

Subdivision: The separation of an area of land ~~lot, parcel, or tract of land~~ under single ownership into two (2) or more ~~parcels, tracts,~~ lots, or long term leasehold interests where the division necessitates the creation of streets for residential, commercial, industrial, or other use or any combination thereof, except those separations:

1. Where all the resulting parcels or ~~tracts,~~ lots, shall be twenty (20) acres or larger in size and at least five hundred (500) feet in width for residential and agricultural zoned lands and five (5) acres or larger in size and at least 300 feet in width for commercial and industrial zoned land.
2. Creating cemetery lots.
3. Resulting from court orders or the adjustment of a lot line by relocating a common boundary.

Section 2. Amend Section 3.02.A.4 Procedure: Notice of Hearing as follows:

Upon receipt, the Zoning Administrator shall set a public hearing following proper hearing notification. The Planning Commission shall conduct the hearing and report its findings and recommendations to the City Council. Notice of said hearing shall consist of a legal property description and description of the request and shall be published in the official newspaper at least ten (10) days before the hearing, and written notice of said hearing shall be mailed at least ten (10) days before to all owners of land within

within 350 feet of the subject property. Amend Section 3.02.B Considerations For Judgement Process: Variances. as follows:

In considering all requests for a variance and in taking subsequent action, the City staff, the Planning Commission, and the City Council shall make a finding of fact that the proposed action:

1. Will not impair an adequate supply of light and air to adjacent property.
2. Will not unreasonably increases the congestion in the public street.
3. Will not increase the danger of fire or endanger public safety.
4. Will not unreasonably diminish or impair established property values within the neighborhood or in any way contrary to this Ordinance's intent.
5. Is in harmony with the general intent and purpose of the Zoning Ordinance.
6. Is consistent with the Comprehensive Plan.

Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

Section 3. Amend Section 15.04.E.1 General Building and Performance Requirements, Accessory Buildings as follows:

Accessory buildings shall comply with the following height limitations:

Zoning District	Maximum Height
A-1, <u>R-R</u>	35 feet or the height of the principal structure, whichever is greater
<u>R-R</u> , R-1, R-2	25 feet
B-1, B-2, I-1	35 feet

Section 4. Amend Section

15.15 REFUSE AND RECYCLABLE MATERIAL

A. Removal:

1. Upon properties less than five (5) acres in size, In the R-R, R-1, R-2, B-1 and B-2 zoning districts, junk cars or passenger automobiles and trucks not currently licensed by the state, or which are because of mechanical deficiency incapable of movement under their own power, parked or stored outside for a period in excess of 90 days, and all materials stored outside in violation of City regulations are considered refuse or junk and shall be disposed of.

2. Upon properties five (5) acres or greater in size In A-1 and I-1 zoning districts, no more than three (3) passenger automobiles and trucks, not currently licensed by the State or which are, because of

mechanical difficulty, incapable of movement under their own power, shall be parked or stored outside, provided they are stored outside for no more than 90 days.

3. Any accumulation of junk or rubbish ~~refuse~~ on any premises not stored in containers which comply with City regulations, or any accumulation of junk or rubbish ~~refuse~~ on any premises ~~which has remained thereon for more than one (1) year~~ is hereby declared to be a nuisance and may be abated by order of the Health Officer, as provided by Minnesota Statutes, Sections 145.22 and 145.23 as may be amended, and the cost of abatement may be assessed on the property where the nuisance was found, as provided by law.

4. Waste resulting from the handling, storage, sale, preparation, cooking and serving of foods with insufficient liquid content to be free flowing is considered refuse. The storage and removal of this refuse shall meet the requirements of St. Augusta.

B. Location and Screening:

1. All refuse and refuse handling equipment including but not limited to garbage cans and dumpsters shall be stored within the principal structure, within an accessory building, or totally screened from eye level view for all uses, except for single family residences.

2. Screening shall be at least six (6) feet in height and provide a minimum opaqueness of eighty (80) percent. Said facility shall comply with minimum setback requirements. All dumpsters, trash handling equipment, recycling containers, and enclosures shall be kept in a good state of repair with tight-fitting lids to prevent spilling and spreading debris. The construction of trash enclosures shall be per standards established by the City Building Official and all designs and construction of such enclosures shall be subject to the Building Official's approval.

3. For public health purposes, uses existing on the effective date of this Ordinance shall come into compliance no later than April 30, 2026 ~~October 7, 2004~~.

C. Dumping and Disposal:

1. Except if associated with a permitted use and approved by the City Council, the use of land within the City for dumping and disposal of sewage, rubbish, scrap iron, junk garbage, ashes, slag industrial waste by-products, and petroleum contaminated soil is not permitted in any zoning district of the City.

15.16 OUTSIDE STORAGE, RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL USES

A. General Standards

1. Except for temporary construction trailers and mobile services operated by public service agencies (i.e., bookmobile, bloodmobiles, etc.) as allowed by the City, and trailers parked in a designated and improved loading area, no vehicle may be used for office, business, industrial manufacturing, testing, or storage of items used with or in a business, commercial or industrial enterprise. ~~unless otherwise approved by the Zoning Administrator.~~

2. The City Council may order the owner of the property to cease or modify open storage uses including existing uses, provided it is found that such use constitutes a threat to the public health, safety, or general welfare.

B. Residential Uses:

1. Exceptions: ~~In R-R, R-1 and R-2~~, except as provided in this Ordinance, all ~~outside storage of~~ materials and equipment ~~for residential uses (excluding farms)~~ shall be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following ~~in good order~~:

a. Clothes lines pole and wire.

b. Play and recreational facilities.

c. Agricultural materials and equipment if these are used or intended for use on the premises within twelve (12) months.

d. Construction and landscaping materials or equipment if these are intended for use on the premises within twelve (12) months.

e. On and off-street parking of currently registered and operable passenger vehicles and trucks not to exceed a gross weight of twelve thousand (12,000) pounds.

f. Rear or side yard exterior storage of firewood for the purpose of consumption only by the person or persons on whose property it is stored.

2. Recreational Vehicle and Equipment Storage: ~~Unless approved by the Zoning Administrator through an administrative permit,~~ Not more than four (4) recreational vehicles, as defined by Section 2.2 of this Ordinance, may be parked, or stored outside In the R-R, R-1, R-2 zoning districts on a residential site less than five (5) acres in size provided:

a. Such vehicles or equipment have affixed thereto current registration or license plates as required by law.

b. Except on established driveways, such vehicles shall be stored to comply with accessory building setbacks of the residential district.

c. Parking and storage comply with any other applicable City regulations.

3. Temporary Parking of Recreational Vehicles: In the R-R, R-1, R-2, temporary parking of one (1) recreational vehicle per ~~residential lot parcel~~ shall be allowed upon established driveways for a period not exceeding seven (7) days within a thirty (30) day period.

C. Non-Residential Uses:

1. Exterior Storage/Display: Outside storage shall be governed by the respective zoning district in which such use is located.

2. Additional Standards: All outside storage shall be screened so as not to be visible from adjoining properties and public streets except for the following:

a. Merchandise being displayed for sale in accordance with zoning district requirements.

b. Materials and equipment are currently being used for construction on the premises.

3. Parking of Commercial Vehicles: Up to three (3) commercial vehicles, such as delivery and service trucks, up to twelve thousand (12,000) pounds in gross vehicle weight, may be parked without screening if such vehicles relate to the principal use. Construction equipment, trailers, and vehicles over twelve thousand (12,000) pounds in gross vehicle weight shall require screening in compliance with Section 15.07 of this Ordinance.

Section 5. Amend Section 17 PUBLIC PROPERTY/RIGHTS-OF-WAY to rescind Ordinance 2006-02 and incorporate restrictions on extended parking on public right-of-way

17.03 Parking Restrictions.

A. Vehicles over 9,000 pounds limited to 2 hours. It is prohibited to park any vehicle over nine thousand (9,000) pounds gross vehicle weight on any street in the City of St. Augusta, unless said vehicle it is there for less than two hours to make a pick up or delivery at a property abutting said street, provided the vehicle is parked in such a manner that allows two cars to safely pass the parked vehicle. This ordinance shall not apply to Stearns County Highways, Minnesota Trunk Highways or Federal Interstates located within the City of St. Augusta.

B. Recreation vehicles limited to 48 hours. Any vehicle meeting the definition of a recreational vehicle under St Augusta Zoning Ordinance Section 2.02 may be parked on any street in St. Augusta for a period not to exceed 48 hours provided this vehicle is parked in such a manner that allows two cars to safely pass the parked vehicle.

Section 6. C. Penalty. Violation will be enforced under Section 12 of this Zoning Ordinance. Every day that the offense occurs shall be deemed a separate violation of this ordinance. Amend Section 19.03.I Model Homes/Temporary Real Estate Offices, Special Requirements as follows:

All criteria for interim use consideration but not procedural requirements, as contained in Section ~~5~~3.01 of this Ordinance, shall be considered, and satisfactorily met

Section 7. Amend Section 20.04.C Off-Street Parking Requirements, Off-Street Parking Restrictions as follows:

For detached single family uses in residential zoning districts, the off-street parking of vehicles greater than twelve thousand (12,000) pounds in gross vehicle weight or greater than thirty (30) feet in length and contracting or excavating equipment may be allowed as an interim use permit pursuant to Section ~~5~~3.01 of this Ordinance, provided that:

1. The property fronts on an improved public street which is determined by the City Engineer to be capable of carrying the vehicles in question without undue damage.
2. The type of vehicle to be parked does not create an unreasonable safety hazard to neighboring residents or the public utilizing the street(s) servicing the property.
3. The site upon which the vehicle is parked has adequate space to allow turning movements and parking which does not result in the backing of vehicles from or onto the public street.
4. The parking of such vehicles does not adversely affect neighboring property owners as it relates to noise.

5. The parking of such vehicles is screened from neighboring properties and the public right-of-way to the extent determined as necessary by the City Council in compliance with Section 15.07 of this Ordinance.

6. The provisions of Section ~~5~~ 3.01 of this Ordinance are considered and determined to be satisfied.

Section 8. Amend Section 20.05.15.B Off-Street Parking Requirements, Parking Area Design as follows:

Surfacing:

- a. ~~Farmsteads~~ Farms, farming operations, and detached single-family residential uses:
Driveways and parking areas shall be surfaced with materials suitable to control dust and drainage.

Section 9. Amend Section 20.07 Off-Street Parking Location as follows

All accessory off-street parking facilities as required by this Section shall be located and restricted as follows:

- A. Required accessory off-street parking shall be on the same lot under the same ownership or lease as the principal use being served, except under the provisions of Subd. 20.11 and 20.12 of this Section.
- B. Except for single family dwellings, head-in parking, directly off of and adjacent to a public street, with each stall having its own direct access to the public street, shall be prohibited.
- C. There shall be no off-street parking within fifteen (15) feet of any street surface.
- D. The boulevard portion of the street right-of-way shall not be used for parking.
- E. Required accessory off-street parking for non-residential uses shall not be provided in front yards (or inside yards in the case of a corner lot) in any residential district, except as allowed for model homes and temporary real estate offices by Section 19 of this Ordinance.
- F. In the case of single-family dwellings, parking or storage of vehicles shall be prohibited in any portion of the front yard, except designated driveways leading directly into a garage or one (1) open, surfaced space located on the side of a driveway, away from the principal use. Said extra space shall be surfaced with either concrete, asphalt or in cases of existing gravel driveways, gravel may be used for such additional parking. At any time, an improvement is made to property requiring a building permit, all non-conforming surfacing of parking areas or driveways existing on the lot in question shall be brought into full compliance with this Section.
- G. Except seasonal recreational equipment of limited size and weight, the same parking standards for them shall apply as outlined herein. In cases of seasonal recreational equipment of limited size and weight, the surfacing required herein shall not apply and the equipment may be parked over what is traditionally grass. Seasonal recreational equipment of limited size and weight may

include boats, campers designed to be mounted on automotive vehicles, snowmobiles, boat trailers, motorcycle trailers and tent or travel trailers.

H. Violations may be enforced ~~through tagging according to Section 12 of this ordinance.~~

Section 10. Amend Section 20.10 Off-Street Parking Requirements, Space Reductions as follows:

Subject to the review and processing of an interim use permit as regulated by Section ~~5~~ 3.01 of this Ordinance, the City may reduce the number of required off-street parking spaces and/or loading spaces when the use can demonstrate in documented from a demand which is less than required by this Ordinance. In such situations, the City may require land to be reserved for parking development should the use or needs change.

Section 11. Amend Section 20.12.A Off-Street Parking Requirements, Off-Site Parking as follows:

Any off-site off-street parking which is used to meet the requirements of this Ordinance shall be interim use as regulated by Section ~~5~~ 3.01 of this Ordinance

Section 12. Amend Section 22.01.A Land Filling and Land Excavation/Grading Operations, Permit Required as follows:

Interim use permit as provided in Section ~~5~~ 3.01 of this Ordinance

Section 13. Amend Section 23.04.A Farms, Accessory, Second Residential Dwellings (Temporary) as follows:

Such structures and uses are classified as interim use and regulated pursuant to Section ~~5~~ 3.01 of this Ordinance.

Section 14. Amend Section 23.01 Farms, Allowed Use amended as follows:

Farms, ~~farmsteads~~, and farming shall be allowed pursuant to respective zoning district provisions

Section 15. Amend Section 23.04.D.2 Farms, Accessory, Second Residential Dwellings (Temporary) as follows:

2. The established property access is jointly used by the interim use and the principal residence on the farm~~stead~~ unless exempted by the City Council.

Section 16. Amend Section 23.06.A.1 Farms, Temporary, Seasonal Sale of Products Produced on Site as follows:

Only members of the family occupying the residence on the farm~~stead~~ are engaged in such activity

Section 17. Amend Section 24.02.A Animals, Farm Animals as follows:

The keeping and maintenance of farm animals, including livestock and horses, shall be an allowed use ~~within the A-1 Zoning District and~~ on sites qualifying as farms or hobby farms in all other within the A-1 and R-R zoning districts.

Section 18. Amend Section 25.03 Home Occupations, Procedures and Permits as follows:

A. Permitted Home Occupations:

1. "Permitted home occupations," as defined in this Ordinance, shall be considered permitted accessory uses in the City's agricultural and residential zoning districts and shall comply with the provisions of Section 25.04.A and 25.04.B of this Ordinance.

~~B. Interim Home Occupations: Home Extended Business~~

1. Qualification: Any home occupation which does not meet the specific requirements for a "permitted home occupation" as defined in this Section shall require an ~~"interim home occupation"~~ Interim Use Permit which shall be applied for, reviewed, and disposed of in accordance with the procedural provisions of Section ~~5 3.01~~ of this Ordinance.
2. Declaration of Conditions: The City Council may impose such conditions on the granting of an ~~"interim home occupation permit"~~ Interim Use Permit as may be necessary to ensure compatibility and to carry out the purpose and provisions of this Section.
- ~~3. Effect of Permit: An "interim home occupation permit" Interim Use Permit may be issued for one (1) year after which the permit may be reissued for up to three (3) years each. Each application for permit renewal shall be processed and subject to the approval of the Zoning Administrator, except in cases where written complaints have been received concerning the operation or where there has been a change in conditions or violation, a renewal shall be processed in accordance with the procedural requirements of the initial interim home occupation permit.~~
4. Transferability: Home occupation permits shall not run with the land and shall not be transferable.
5. Renewal of Permit: An applicant shall not have a vested right to a permit renewal by reason of having obtained a previous permit. In applying for and accepting a permit, the permit holder agrees that the monetary investment in the home occupation will be fully amortized over the life of the permit and that a permit renewal will not be needed to amortize the investment. Each application for a permit renewal will be reviewed without considering a previous permit has been granted. The previous granting or renewal of a permit shall not constitute a precedent or basis for the renewal of a permit.

Section 19. Amend Section 25.04C Home Occupations, Requirements; General Provisions as follows:

A. Requirements, ~~Interim Home Occupation~~ Home Extended Business:

1. A maximum of one (1) full-time employee or equivalent, other than those people who customarily reside on the premises, shall be employed. This provision shall not apply where the interim home occupation is a meeting place for employees and the work is done off-premises.
2. Examples of ~~interim home occupations~~ Home Extended Business include massage therapy, barber and beauty services, day care, group nursery, photography studio, lessons, saw sharpening, small appliances, and small engine repair and the like.

3. The ~~interim home occupations~~ Home Extended Business may involve any of the following: stock-in trade incidental to the performance of the service, repair service or manufacturing which requires equipment other than customarily found in a home, the teaching with musical, dancing, and other instruction of more than two (2) pupils at a time.
4. ~~interim home occupations~~ Home Extended Businesses may be allowed to accommodate their parking demand through on-street parking. In such cases where on street parking facilities are necessary, however, the Zoning Administrator shall maintain the right to establish the maximum number of on-street spaces permitted and increase or decrease that maximum number when and where changing conditions require additional review.

Section 20. Amend Section 29.07.C.1.c Antennas, Personal Wireless Service Antennas as follows:

An administrative permit is issued in compliance with Section 53.01 of this Ordinance.

Section 21. Amend Section 29.07.C.2.b Antennas, Personal Wireless Service Antennas as follows:

An administrative permit is issued in compliance with Section 53.01 of this Ordinance.

Section 22. Amend Section 29.07.C.3.b Antennas, Personal Wireless Service Antennas as follows:

The termination date of the permit shall not exceed one hundred twenty (120) days. Temporary mobile towers located on a site longer than one hundred twenty (120) days shall require the processing of an interim use permit, subject to the standards contained in Section 53.01 of this Ordinance.

Section 23. Amend Section 32.04.C.16 Solar Energy Systems, Ground Mounted Solar Energy Systems, Performance Standards as follows:

Screening: A berm (2:1 maximum slope with supplemental plant materials including trees, shrubs, and groundcovers) and/or a continuous evergreen vegetative buffer shall be provided and maintained at all times around the perimeter of the fencing that faces (a.) public road right-of-way, b.) an existing home residence or farmstead not on the subject parcel, or c.) residentially zoned or platted property. The evergreen vegetative buffer shall be composed of evergreen trees or shrubs of a type that, at the time of planting shall be a minimum of four (4) feet in height and which shall be maintained at maturity at a height of eight (8) feet in height to screen the fence.

Section 24. Amend Section 44.04 General Zoning District Provisions, Table of Uses as follows:

Key P = Permitted IUP = Interim Use Permit AP = Administrative Permit C = Conditional Use Permit “-“ = Not Permitted ¹	Residential			Commercial		Agriculture	Industrial	Public /Institutional
Use Type	R-R	R-1	R-2	B-1	B-2	AG-1	I-1	INS
<u>Cannabis Cultivator</u>	-	-	-	-	-	-	<u>IUP</u>	-
<u>Cannabis Delivery Service</u>	-	-	-	<u>IUP</u>	<u>IUP</u>	-	<u>IUP</u>	-
<u>Cannabis Event</u>	-	-	-	<u>IUP</u>	<u>IUP</u>	-	<u>IUP</u>	-

<u>Cannabis Manufacturer</u>	=	=	=	=	=	=	<u>IUP</u>	=
<u>Cannabis Mezzobusiness</u>	=	=	=	=	=	=	<u>IUP</u>	=
<u>Cannabis Microbusiness</u>	=	=	=	=	=	=	<u>IUP</u>	=
<u>Cannabis Retailer</u>	=	=	=	<u>IUP</u>	<u>IUP</u>	=	<u>IUP</u>	=
<u>Cannabis Testing Facility</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>IUP</u>	<u>=</u>
<u>Cannabis Transporter</u>	=	=	=	=	=	=	<u>IUP</u>	=
<u>Cannabis Wholesaler</u>	=	=	=	=	=	=	<u>IUP</u>	=
<u>Light Manufacturing, Lower-Potency Hemp Edible</u>	=	=	=	=	=	=	<u>IUP</u>	=
<u>Lower-Potency Hemp Manufacturer</u>	=	=	=	=	=	=	<u>IUP</u>	=
Farms/ Farmsteads /Farm animals when a lot is greater than 5 acres in area	IUP	IUP	IUP	-	-	P	-	-
Home-Based Occupation	P	P	P	-	-	P	-	-
<u>Home Occupation</u>	P	P	P			P		
<u>Home Extended Business</u>	IUP	IUP	IUP			IUP		
<u>Off-street parking</u>	P	P	P	P	P	P	P	P
Outdoor storage of equipment and materials, <u>Industrial</u>					C		C	
<u>Outdoor Storage, Private</u>	C			C	C	P	P	P

Section 25. Amend Section 63.04 PUD, Planned Unit Development, Development Standards, as follows:

- A. Purpose: The purpose of this section is to establish standards for residential, non-residential, and mixed-use residential and non-residential PUD Zoning Districts, in addition to those standards contained elsewhere in this Ordinance for all PUD projects. All PUD projects shall be developed in accordance with the following residential area standards:
1. There shall be no minimum ~~lot or~~ area requirement for a ~~tract of land for which a proposed~~ PUD Zoning District ~~is proposed~~.
 2. There shall be no minimum frontage on a public street required for a ~~tract of land for which a proposed~~ PUD ~~is proposed~~.
 3. The ~~tract of land for which a proposed~~ PUD ~~is proposed~~ shall have municipal water and sewer available to it or shall provide approved well locations and comply with City and/or County septic system requirements.
 4. For PUD Zoning District projects, the performance standards, area requirements, and construction limitations of generally comparable conventional zoning districts shall apply to the project, except those standards to be modified, as determined by the City Council and as provided above in Section 63.03, Subd. A.1 and A.3.
 5. Off-street parking and loading facilities for a residential PUD shall be provided in accordance with Sections 20 and 21 of this Ordinance.

Section 26. Effective Date. This Ordinance shall be in force and effect upon adoption and publication in the official newspaper of the City in accordance with applicable law; The City may publish a summary of this Ordinance.

Section 27. Codification. City Staff is directed to codify the revisions to the Zoning Ordinance as enacted in this ordinance.

Passed and adopted by the City Council of the City of St. Augusta on the ____ day of April, 2026.

ATTEST:

Mayor

City administrator