

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
APRIL 22, 2025
6:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for April 8, 2025.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

2. Sketch Plan D-25-001 – Carlos Avery Preserve Estates
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Wyoming MN Property LLC
Owner: Land Development Company of Wyoming LLC, Richard Morris
Property ID Numbers: 21.00302.32

OLD BUSINESS:

3. Comprehensive Plan Rezoning Open House - Posters & Organization.

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
APRIL 8, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for April 8, 2025, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll, the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Katie West, Dan Iverson, and Chris Ortwerth

ABSENT: Commissioner Mark Holl

Also Present: Fred Weck Zoning Administrator, and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 25, 2025

A MOTION WAS MADE BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 25, 2025, AS SUBMITTED.

<i>Voting Aye:</i>	<i>Ortwerth, West, Iverson, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Holl</i>

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS:

2. Comprehensive Plan Implementation – Open House Organization

Zoning Administrator Weck noted that the newsletter would be sent out in the next few days with information on the Open House. He displayed a copy of the new and improved zoning map that did not have all the overlays and wetland information and noted that they had also completed the posters.

Chair Lobermeier suggested that the Commission just flip through this information quickly and share their input and feedback with Zoning Administrator Weck.

There was Consensus of the Commission that they approved of the information in the newsletter and the zoning map changes made by Zoning Administrator Weck.

Chair Lobermeier asked how many non-conforming lots there would be as a result of the Comprehensive Plan implementation.

Zoning Administrator Weck stated that he did have that information but had not included it in this document but noted that it was not as many as they may think.

Commissioner West stated that she had a question about her area related to the ability to put an addition on their home and if they would need a CUP.

Zoning Administrator Weck stated that in R-6, a single-family dwelling was a permitted use, so she would still be conforming but noted that the setbacks may change a bit.

Chair Lobermeier stated that he was glad Commissioner West asked that question because he felt that was the type of question the Commission could anticipate being asked during the Open House.

Commissioner Iverson explained that he had brought a few 'tools' for the Commission to have in their toolbox for the Open House. He explained that it showed the different uses and, by definition, what the permitted uses, conditional uses, interim conditional uses, and accessory uses are. He stated that he felt that this could be used as a guide or 'cheat sheet' using information that was right out of City Code, but it was summarized all in one place.

Zoning Administrator Weck asked for a copy of the proposed cheat sheet.

Commissioner Iverson stated that he had also put together one that had information on the different zoning districts by type, their purpose, and their setbacks. He reiterated that he just felt these cheat sheets were just a tool for the Commission to be able to use if they get questions so they would all be 'singing out of the same book', without having to go through 600 pages of the City Code to find the information.

Chair Lobermeier stated that it may also be something that residents could use as a reference for themselves and noted that sometimes people just come to Open Houses to gather information and could use this tool to answer some of their own questions.

Commissioner Iverson stated that perhaps it could also be available as a handout and asked Zoning Administrator Weck to look it over. He referenced the map and noted that when he sees one like this that has multi-family, single-family, he missed seeing things like the R-1, R-2, R-3, zoning designations.

Zoning Administrator Weck stated that you have to go to the Comprehensive Plan document in order to figure out what they mean and noted that the rural residential one would be tough because it could be R-1 or R-2. He displayed the rezoning page that was on the City website and showed examples of how people could use some of the available features to search for information about their property. He reminded the Commission that he would not be able to attend the Open House, but a representative from WSB, as well as City Administrator Linwood, would be in attendance.

Commissioner Ortwerth asked if they may be able to have a larger screen to display information for elderly residents who may have trouble seeing the smaller screen.

Zoning Administrator Weck explained which screen they would pull out for use during the Open House.

Chair Lobermeier stated that he was impressed with the tools available on line for people to look at their properties.

Commissioner Ortwerth asked if there was a way for the City to do a demo for people to show them how to navigate through the online tool in order to see their property.

Commissioner West asked about a situation where the Commission ended up not agreeing with the proposed rezoning following feedback from the residents.

Zoning Administrator Weck stated that the City could adopt the map with the proposed changes or adopt the map without changes. He explained that for the rezoning from an 'R' use to a commercial use, there would have to be a 4/5 majority vote of the City Council.

Chair Lobermeier noted that the Commission meeting following the Open House was so they could take about what they heard from the residents to see what they wanted to actually do.

Zoning Administrator Weck reminded them that they would still be holding a Public Hearing after the Open House as well.

Commissioner Iverson asked about a situation during the Open House were people wanted to request something. He asked how the Commission as a group should handle it and if they should somehow be logging it.

Zoning Administrator Weck suggested that they get their addresses and find out information about what they like/don't like and what they would rather it be. He reminded the Commission that the City had not made these decisions in a piecemeal way.

Chair Lobermeier suggested that they may want to have comment cards available so people could write down a question and leave it with the City.

Zoning Administrator Weck stated that it would be easy to have comment cards and a drop box available at the Open House.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

Zoning Administrator Weck displayed a map and noted that this item may not even come to the Planning Commission, but he wanted to get it on their radar for their feedback related to the existence of daycare locations within the buffer areas for the cannabis ordinance. He noted that at the next Commission meeting, they would be looking at a sketch plan for the golf course.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE APRIL 8, 2025, "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:23 PM.

<i>Voting Aye:</i>	<i>Ortwerth, West, Iverson, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Holl</i>

CITY OF WYOMING PLANNING AND ZONING

TO: Planning Commission
DATE: April 16, 2025
FROM: Kim Lindquist, City Planner
Fred Weck
RE: Sketch Plan
APPLICANT: Wyoming MN Property LLC
OWNER: Land Development Company of Wyoming LLC
PROPERTY: Lot 2, Block 1 of Sunrise Riverbank
FILE NO.: D-25-001

OVERVIEW

Wyoming MN Property, LLC (“Applicant”), on behalf of Land Development Company of Wyoming, LLC (“Owner”), has submitted a sketch plan for review which proposes a residential subdivision within the area identified as Lot 2 Block 1, Sunrise Riverbank (21.10302.32). The lot was created with the final plat approval and recorded in 2023.

This site and the surrounding area has a long history which involves various planning reviews. Most recently there was an application before the City in 2022 which included a Preliminary Plat, PUD Master Plan and Conditional Use Permit and Rezoning to Mixed Use for the site which included 129 residential units comprised of single-family homes, row homes, and twin-homes. Prior to that, the applicant had submitted a sketch plan for the residential subdivision which included the entire Sunrise Riverbank development and included adjacent commercial uses, approved in 2021. An EAW was also conducted for the entire Sunrise Riverbank development, including both residential and commercial developments.

The Subdivision, located along Viking Boulevard west of its intersection with Interstate 35W, is approximately 43.34 acres. Current uses are agriculture and woodland. There is also a vacant home on west side of the project area. It is assumed the structure will be removed to facilitate development of the plat.

The current sketch plan shows a total of 140 residential lots, featuring a mix of detached and attached housing styles, the latter of which includes attached row townhomes and 12-unit buildings. The breakdown of units by housing type is as follows:

- 74 detached, single-family homes
- 1 6-plex row townhouse building (6 units)
- 6 4-plex row townhouse buildings (24 units)
- 3 12-plex buildings (36 units)

Several public roads are proposed within the Subdivision, each with 60 feet of right-of-way. Two proposed roads have access proposed from Viking Blvd. The southeasterly

access will extend to the portion of the site previously planned for high density residential and commercial uses.

GENERAL STAFF REVIEW

Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being sketch plan review. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land uses.

The Comprehensive Plan guides the site for Mixed Use, a land use category that must feature a mix of two or more types of land use, and may include retail, businesses, office buildings, single-family housing and multiple-family housing. Areas guided for Mixed Use are also expected to be served by municipal water and sewer, which the Comprehensive Plan shows for the project area. The proposed Subdivision and its housing mix would meet the definition of the Mixed Use category.

Surrounding land uses are shown in the table below.

Direction	Planned Land Use
North	Wetlands and Agriculture
West	Rural Residential / Open Space (Linwood Township)
South	Wetlands/Single Family Residential / Commercial
East	Wetlands/Mixed Use /Light Industrial and General Business

The property is currently zoned R-1 Rural Residential I. The City’s Zoning Code describes the purpose of the R-1 Zoning District thusly:

“The Rural Residential I District is intended to provide an area for very low density housing with on-site wastewater systems in locations that are already predominately developed in a pattern similar to that described in this zoning district.”

The Subdivision conflicts with this district as it will establish a medium density development with municipally delivered water and sewer in line with the Comprehensive Plan. Given the prior proposals, it is assumed that the property will be rezoned to Mixed Use in conformity with the Comprehensive Plan designation.

Zoning as Mixed Use would allow the subdivision to proceed as a Planned Unit Development (PUD) to creatively manage unique challenges posed by the property and its land use guidance. PUDs are processed as a conditional use, which can occur concurrently with the rezoning to Mixed Use and preliminary plat review. This was reflected in the application in 2022.

Per Section 32-84 of the Subdivision Ordinance, the frontage for lots located along cul-de-sacs shall not be less than 60 feet. Several lots proposed along the three cul-de-sacs have less than 60' of frontage and should be modified with the future plat

Section 32-95 of the Subdivision Ordinance indicates that a five (5) foot wide side, or rear yard utility easement will be required, and on residential streets a fifteen (15) foot wide front yard utility easement is required. Drainage easements shall be provided for drainage where necessary as determined by the City Engineer. Structures are not permitted to be located within easements.

Building Style

As noted, the current proposal includes a combination of 12-unit, 6-unit, and 4-unit buildings along with individual single family structures. The applicant has not provided information about the 12-plex units in terms of layout, style and whether they are rental or ownership units. The other attached housing products are known as row townhomes and since there are individually platted lots around each unit, the assumption is they are an ownership product. The remaining units are 3-stall garage single family units.

At this time the applicant has not provided details regarding any of the proposed residential structures. The City is looking for high quality development that has some architectural elements that can tie the project together while providing some variety and visual interest within the neighborhood. The ability to have a high quality project includes the aesthetics of the structures along with site amenities to make the neighborhood more cohesive in consideration that the area is somewhat isolated.

This site has been reviewed on several occasions for various residential uses. This is the first time that the larger 12-plex structure has been added to the mix. The May 2022 project included 129 units which included single family units, duplexes and some rowhomes. In the March sketch plan, there were the same type of buildings proposed and 133 units.

Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The Park Advisory Board met on April 7, 2025, to discuss the Carlos Avery parkland issue. The general consensus was to receive some of the land dedicated for a park within the subdivision in recognition of the project location, the lack of parks near the development, and the number of people anticipated in the new neighborhood.

The Advisory Board discussed whether to request land dedication of 3.5 acres, which is permitted or something less, approximately 2 acres in size. The drawing included in the packet illustrates approximately 1 acre of parkland dedication and additional review will be needed to obtain a reasonable park size to accommodate desired amenities.

Access

Several public roads are proposed within the Subdivision with two roads gaining access from Viking Blvd. All roads are shown to comply with minimum right-of-way width of 60 feet required for local streets, per the table in Section 32-85. Roadway horizontal alignment should accommodate 30mph design speeds; including the access coming from the commercial area. Chisago County is currently studying the Viking Boulevard Corridor and coordinating with MNDOT, to evaluate potential short-term improvements related to

access for this project, along with long-term improvements that will address traffic congestion and access management along the entire corridor. It is anticipated that the two proposed access locations as shown on this concept would require, at a minimum, left and right turn lanes. Chisago County and MNDOT will be providing review comments that will need to be addressed during the next project review process.

The sketch plan shows sidewalks within the development. Cul-de-sac roads should only have a sidewalk on one side of the road up to the cul-de-sac.

Access to the property to the west/northwest for future development should be analyzed to determine whether access to the property comes from this development or East Viking Boulevard.

Utilities

The sanitary sewer and watermain are currently located near the northwest intersection of CR 22 and Kettle River Boulevard. A 12" Trunk watermain was recently extended from the stub on 273rd Street near the water tower, under I35 and to the site, on the west side of I35 to Kettle River Boulevard. The watermain will need to be looped and come from both water sources for system reliability, water quality and fire protection purposes. Capacity in the gravity sanitary sewer pipe leading to the site can accommodate full buildout of the proposed improvements anticipated in both the commercial and residential concept plans, including the plan currently under consideration. Careful consideration should be given to the proposed alignment of both the sanitary sewer and watermain as the residential phase is planned to occur prior to other project phases. This means that utilities will be installed through the commercial area (Outlot A) to provide service to the residential neighborhood.

The Kettle River Blvd LS (#8) serving this area, is projected to have enough capacity for the proposed project. However, at a minimum the pumps in the Kettle River Boulevard Lift Station (LS # 8) need to be upsized once the commercial area develops. The existing 6' wet well can accommodate ultimate flows. The downstream sanitary sewer forcemain was upsized in 2024 to accommodate future flows expected from this project area.

Based on the traffic study that Chisago County is currently performing, it is anticipated Kettle River Boulevard will likely need to be realigned through the commercial site at some point in the future. Accommodations will be necessary for this to occur so as to not limit options to correct traffic concerns identified in the EAW within this general area.

Developable property to the west/northwest will require sewer and water stubs for any potential development.

Drainage

The following is a summary of drainage requirements:

- The site is outside of the Comfort Lake Forest Lake Watershed District however will be required to follow the City of Wyoming's stormwater management requirements which mimic CLFLWD requirements.
- A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
- Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events.

- The discharge volume may not increase from the pre-development condition for the 2-year storm event.
 - The volume standard must be met with a volume reduction practice (infiltration/water reuse) if feasible onsite.
 - If volume reduction practices are not feasible onsite, the applicant may use a different stormwater BMP however the volume conversion factors listed in Table 2.3.2 of the CLFLWD Stormwater Management rules must be applied to calculate the total required volume.
 - In order to show compliance with CLFLWD's water quality requirements, the applicant must demonstrate the BMP is destined to capture the stormwater runoff volume of the 2-year storm event.
 - See CLFLWD's Stormwater Management rules for order of preference in BMP selection.
- The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - Lowest building opening shall be 2 feet above the EOF of any BMP.
- Storm sewer should be designed for a 10-year rainfall event. Rational method storm sewer calculations should be provided for reference.
- It is unclear if the development is proposing work within the 100-year floodplain. If work is proposed within the 100-year floodplain, additional floodplain standards may be required.

Next Steps

In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Article III, Division 2, and Articles V and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.

In preparation of the preliminary plat, a final park dedication will need to be determined.

The project area should be rezoned to Mixed Use for the Subdivision to comply with the zoning ordinance and the City should process the PUD as a conditional use, which can be done concurrently with review of the preliminary plat and rezoning request.

Memorandum

To: Robb Linwood & Grant Macfarlane

From: Candace Amberg, WSB

Date: April 3, 2025

Re: Carlos Avery Preserve Estates
WSB Project No. 018972-000

The following are review comments for the Carlose Avery Preserve Estates development plan as it relates to park dedication and easements.

The maintenance access route to the stormwater ponds identified in Outlot B is not ideal given the corner location that touches three separate lots and some awkward angles on the ends by Outlot B which may lead to future conflicts.

The current development plans no longer account for any park or recreational spaces, trails, or neighborhood connections that were shown on prior plan submittals. The lots shown in red identify the prior location where a park was considered.

As noted in the Wyoming Park System Plan, any development in this area of the community will have a high need for park and recreational space to meet the needs of the incoming populations as this is an isolated neighborhood with major barriers currently lacking a developed park within a half mile distance.

Based on the proposed development of 140 units on 43.37 acres, this equates to approximately 350 residents. While Wyoming has varying rates for park dedication based on density, assuming a 10% land dedication rate would equate to a minimum of 4 acres in developable park space. The NRPA recommends 9.9 acres per 1,000 residents which would roughly equate to a minimum of 3.5 acres of developable park space. Developable park space is upland that is suitable for development of amenities, such as trails, playground, courts, etc. and is not to include any wetlands, stormwater ponds, or other non-developable spaces.

The City of Wyoming had previously considered a dedication approach with a minimum of 2 acres of developable upland for park development with the remainder to be cash-in-lieu.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: SKETCH PLAN

A sketch plan application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) WYOMING MN PROPERTY, LLC → JIM KOCH
Address 2782 TAMARACK DRIVE
City LONG LAKE State MN Zip 55356
Phone Number 612-701-4583 Email jimkochemail@gmail.com

Owner(s) - If other than Applicant(s):
Name(s) LAND DEVELOPMENT COMPANY OF WYOMING, LLC
Address 7380 FRANCE AVENUE SOUTH-SUITE 250
City EDINA State MN Zip 55435
Phone Number 952-832-2000 Email rlm@morrisklawmn.com

Owner(s) Signature(s) Land Dev Co of Wyoming, LLC President Date 3-31-25

Legal description of property: LOT 2, BLOCK 1, SUNRISE RIVERBANK,
CHISAGO COUNTY, MINNESOTA

Property Identification Number: R.21. 10302.32

Present use of property: SINGLE FAMILY HOME

Proposed use of property: PLANNED UNIT DEVELOPMENT → HOUSING

Present zoning of property: R1- RURAL RESIDENTIAL

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: 43.37 Total acreage in wetlands or floodplain: 0.87

Number of proposed lots: 140 UNITS ☐ Septic Site Evaluation Report(s) if available.

☒ 4 full size copies of the Sketch Plan ☒ 2 reduced copies (no larger than 11 X 17).

☐ The application fee and escrow must be paid at the time of application.

Applicant(s) Signature: [Signature] Date: 3-31-2025

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received.

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

OFFICE USE ONLY

Application # D-25-001

Date Complete Application Received 3/31/25

Fee: \$100.00 + Escrow \$500.00

Revised 11/15/22

Date Application Received 3/31/25

120 Days 7/29/25

Date Paid 3/31/25

By: [Signature]
Official

Check # 1123

SKETCH PLAN

~for~ WYOMING MN PROPERTY, LLC
~of~ CARLOS AVERY PRESERVE ESTATES

SETBACKS / LOT STANDARDS

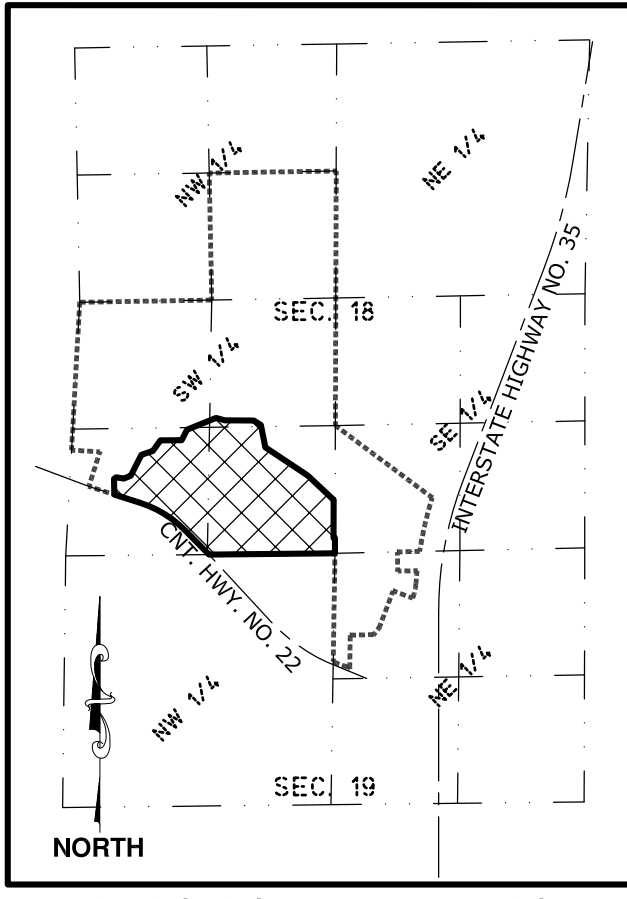
FRONT SETBACKS = 25 FEET
SIDE SINGLE-FAMILY = 7.5 FEET
ROW HOMES / TWIN HOMES = 15 FEET BETWEEN BUILDINGS
COUNTY ROAD = 135 FEET FROM CENTERLINE
REAR = 35 FEET

LEGAL DESCRIPTION

Lot 2, Block 1, SUNRISE RIVERBANK, Chisago County, Minnesota.

VICINITY MAP

PART OF SEC. 18 & 19, TWP. 33, RNS. 21

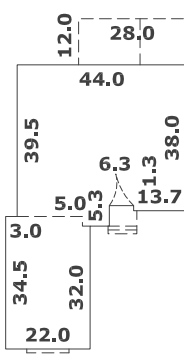


CHISAGO COUNTY, MINNESOTA
(NO SCALE)

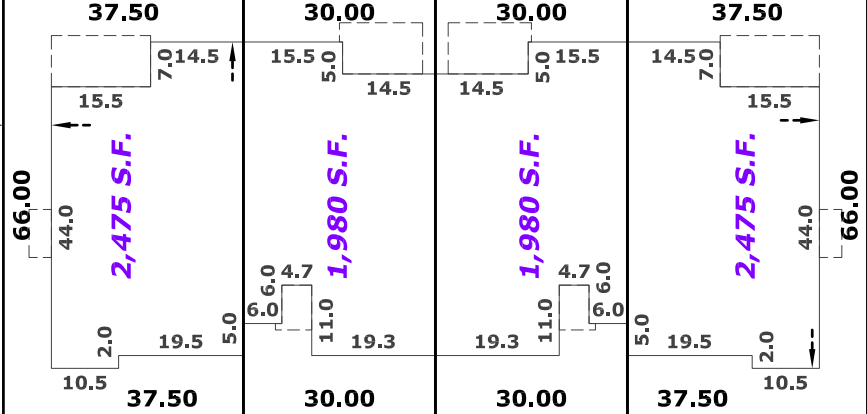
NOTES

- Bearings shown are on Chisago County datum.
- Utilities, ponding, and streets shown per civil plans by AEC.
- 74 proposed single-family homes.
- 1 proposed 6-plex building (6 units).
- 6 proposed 4-plex buildings (24 units).
- 3 proposed 12-plex buildings (36 units).
- Total unit count = 140 units.

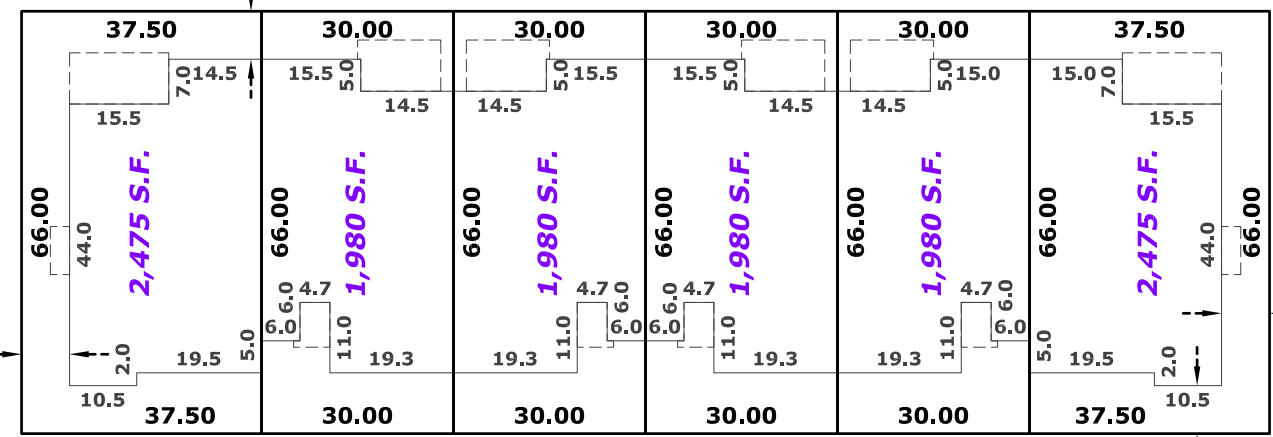
3 STALL VILLA DETAIL



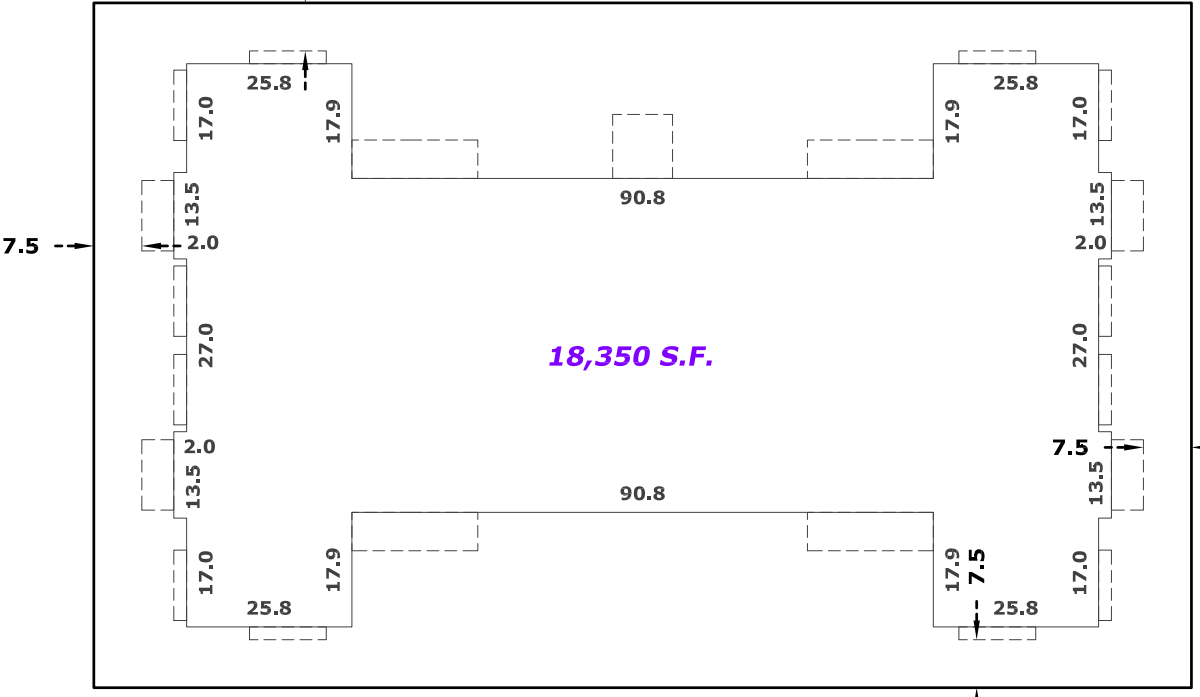
4-PLEX DETAIL



6-PLEX DETAIL

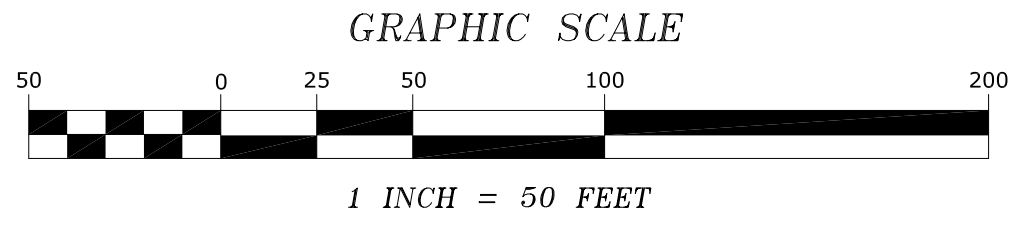


12-PLEX DETAIL



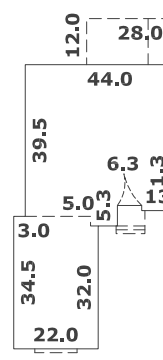
VILLA SKETCH PLAN

for ~ WYOMING MN PROPERTY, LLC

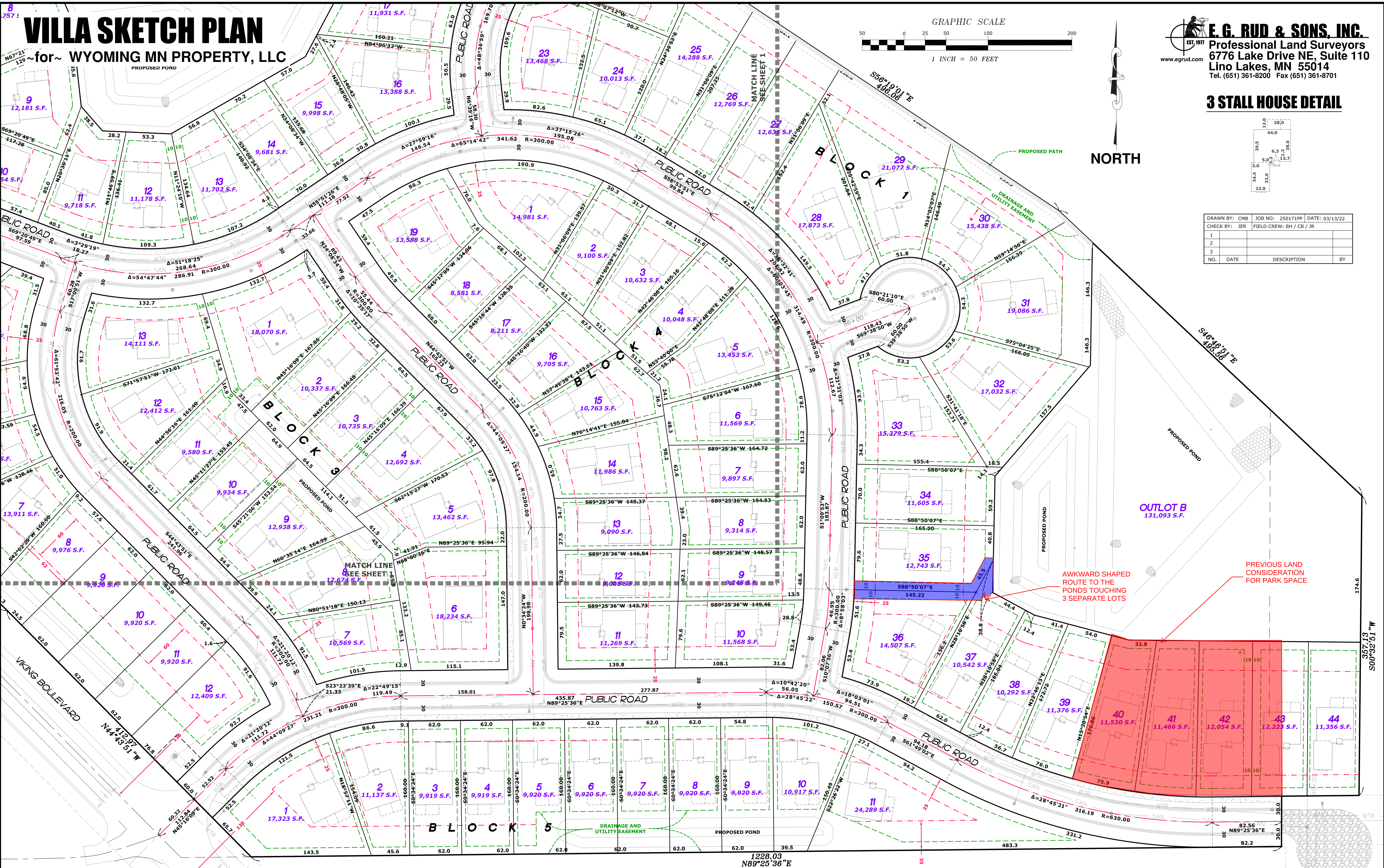


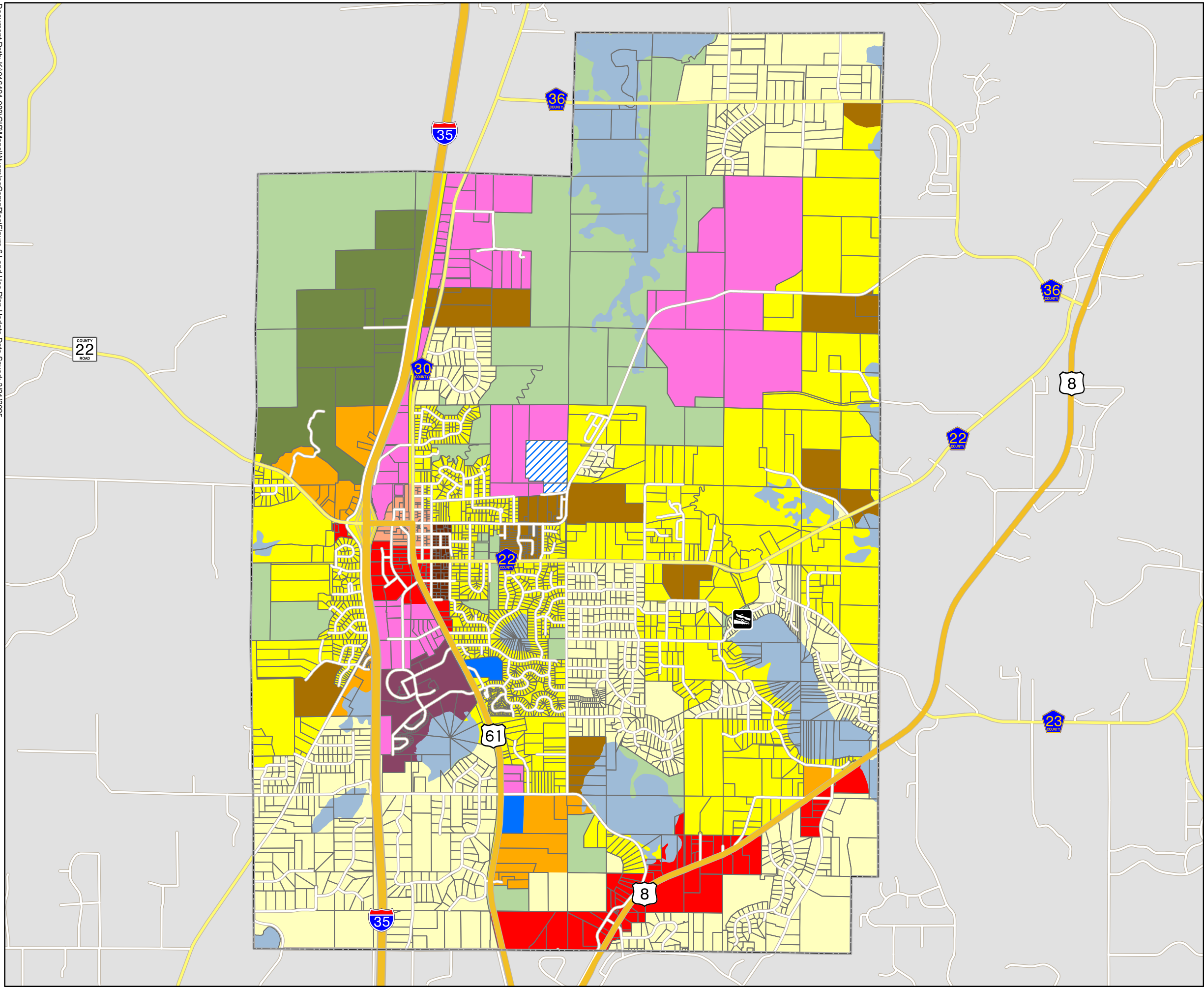
E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

3 STALL HOUSE DETAIL



DRAWN BY:	CMB	JOB NO:	250171PP	DATE:	03/13/22
CHECK BY:	JER	FIELD CREW:	BH / CB / JR		
1					
2					
3					
NO.	DATE	DESCRIPTION	BY		

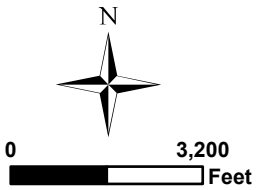




Wyoming Comprehensive Plan

Figure 6 Updated Land Use Plan

- State Property and Boat Landing
- Wyoming Boundary
- Parcel Boundaries
- Waterbody
- Land Use**
 - Semi-Rural Neighborhood
 - Single Family Residential Neighborhood
 - Multi-Family Suburban Neighborhood
 - High Density Residential Neighborhood
 - Commercial
 - Downtown Core
 - Mixed Use
 - Office and Health Care Business
 - Industrial and General Business
 - Public and Semi Public
 - Conservation and Open Space
 - Agriculture
 - Closed Landfill



BUILDING SETBACKS

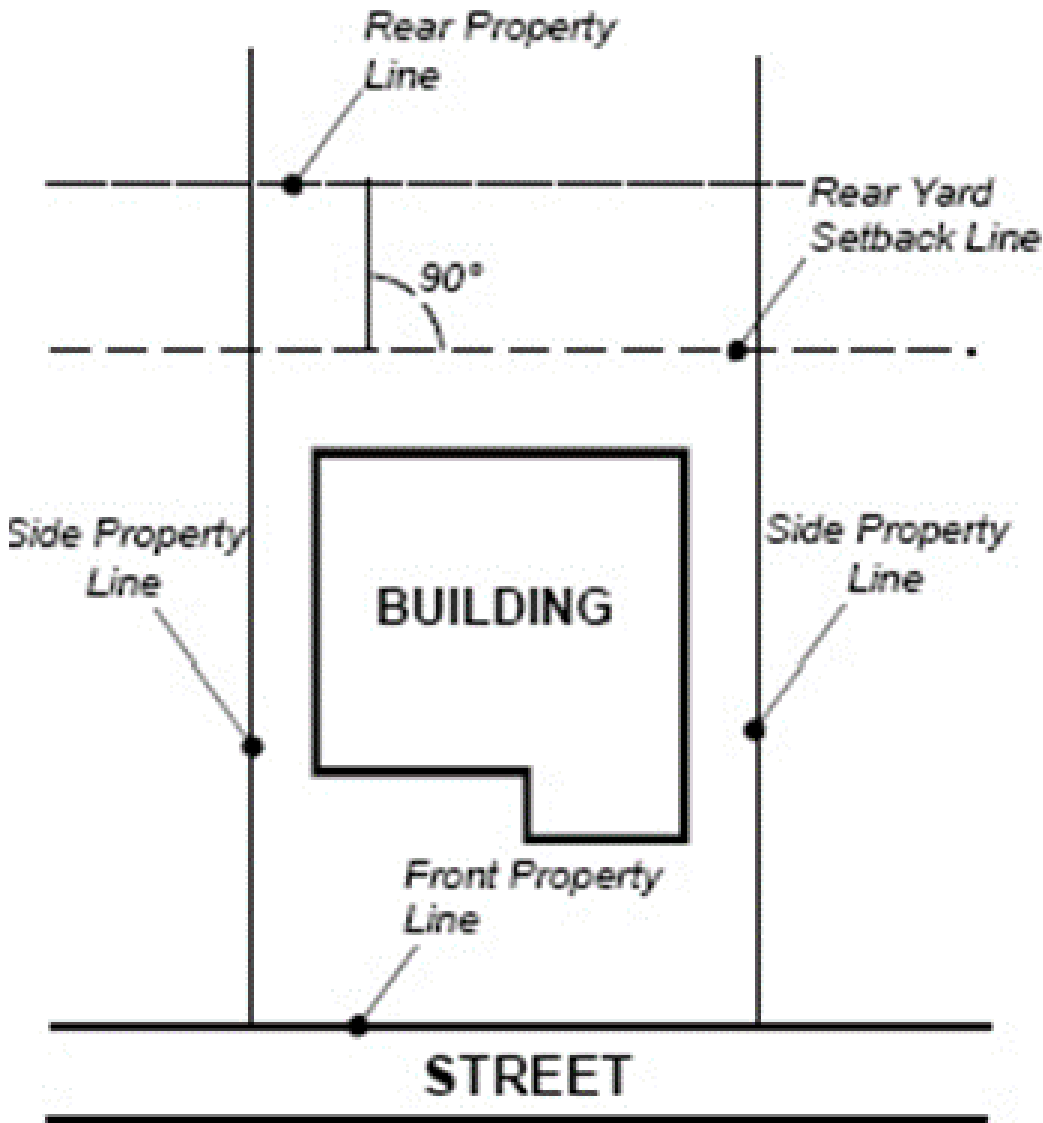
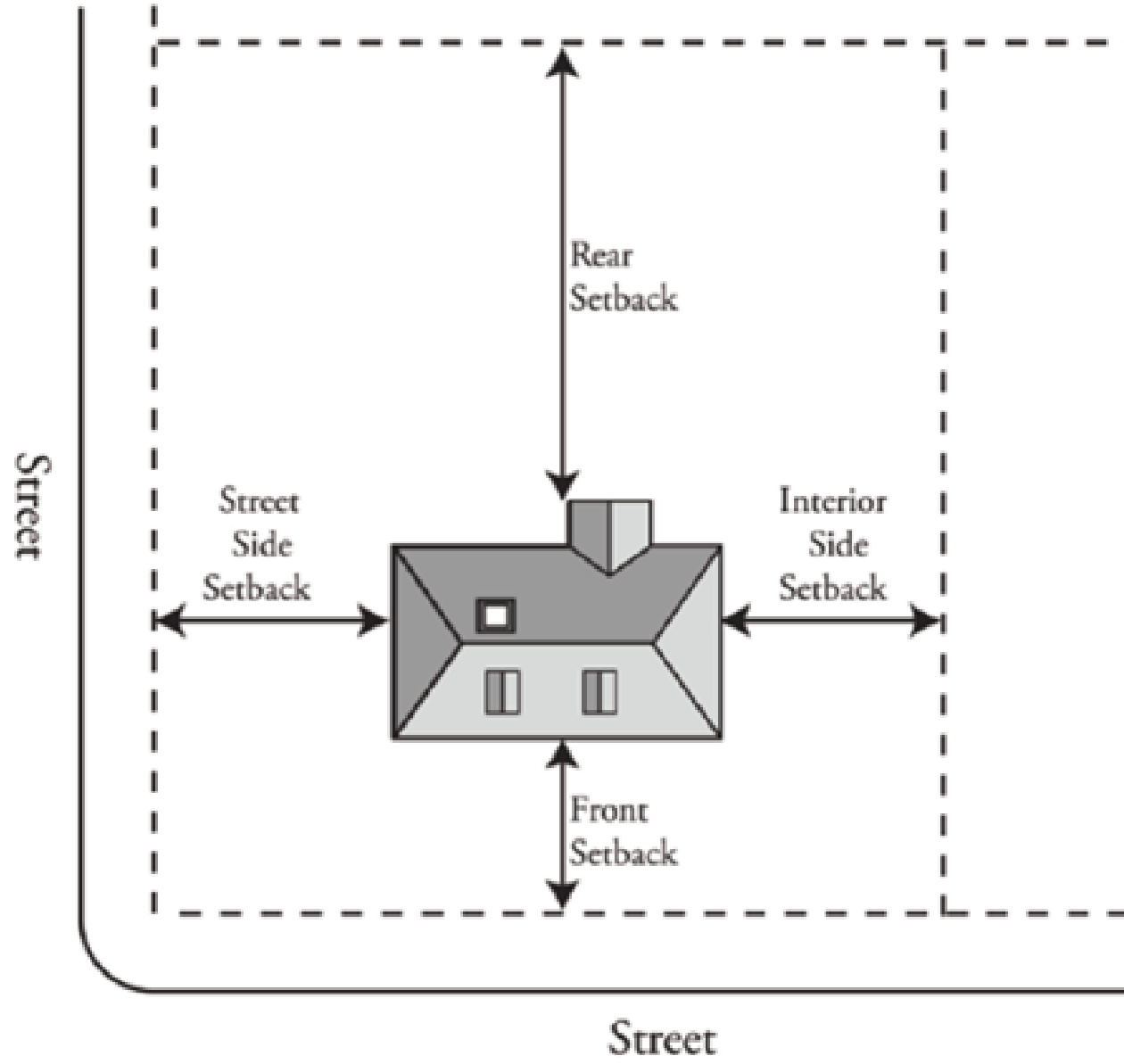
	LOCAL STREET	COLLECTOR	ARTERIAL	COUNTY ROADS	HIGHWAY 8	SIDE YARD	REAR YARD	LOT AREA	LOT WIDTH	LOT DEPTH	BUILDING HEIGHT
A District	40' from ROW 73' from CL	40' from ROW 73' from CL	135' from CL	135' from CL	150' from ROW	40'	50'	5 acres	300'	300'	35'
R1 District	40' from ROW 73' from CL	40' from ROW 73' from CL	135' from CL	135' from CL	150' from ROW	10'	35'	1 acre	200'	200'	35'
R2 District	40' from ROW 73' from CL	40' from ROW 73' from CL	135' from CL	135' from CL	150' from ROW	10'	35'	2 acres	200'	200'	35'
R3 District	30' from ROW	40' from ROW	40' from ROW	135' from CL	150' from ROW	10'	35'	15,000 ft ²	100'	150'	35'
R4 District	25' from ROW	30' from ROW	40' from ROW	135' from CL	150' from ROW	10'	35'	10,000 ft ²	75'	135'	35'
R6 District	25' from ROW	30' from ROW	40' from ROW	135' from CL	150' from ROW	Half of building height	35'	Varies by use	100'	135'	45'
CB District	0' from ROW	0' from ROW	0' from ROW	135' from CL	150' from ROW	0'	0'	6,500 ft ²	50'	Varies by use	45'
C District SEWER	20' from ROW	20' from ROW	35' from ROW	135' from CL	150' from ROW	0'	20'	20,000 ft ²	100'	Varies by use	45'
C District SEPTIC	40' from ROW 73' from CL	40' from ROW 73' from CL	135' from CL	135' from CL	150' from ROW	10'	20'	2.5 acres	200'	200'	45'
OHC District	40' from ROW	40' from ROW	40' from ROW	135' from CL	---	15'	20'	20,000 ft ²	100'	Varies by use	45'
MXD	All setbacks in the Mixed Use District are determined at the time of development.										
I District SEWER	25' from ROW	35' from ROW	35' from ROW	135' from CL	150' from ROW	15'	15'	20,000 ft ²	100'	Varies by use	45'
I District SEPTIC	40' from ROW 73' from CL	40' from ROW 73' from CL	135' from CL	135' from CL	150' from ROW	20'	35'	2.5 acres	200'	200'	45'

CL = Center Line Of The Road

ROW = Right Of Way

Arterial Streets - All State and County Highways, East Viking Blvd (Anoka County to Glen Oak Dr), Kettle River Blvd (formerly Co. Rd. 62,from East Viking Blvd. to Anoka County)

Collector Streets - Goodview Ave, Pioneer Rd, W Comfort Dr, Innsbrook Ave, Heath Ave, E Viking Blvd (East of Glen Oak Dr), and 250th St/Greenway Ave (Washington Cty to Hwy 61/Forest Blvd)



AGRICULTURAL (A)

THE AGRICULTURAL DISTRICT IS INTENDED TO PROVIDE AREAS TO BE UTILIZED FOR AGRICULTURAL & RURAL RESIDENTIAL II USES

PERMITTED USES

- Single Family Dwelling (SFD)
- Antennas (Amateur Radio)
- Farm structures
- Farm production
- Greenhouses or nurseries
- Raising of animals for sale, profit, or pleasure
- Forestry
- Wildlife areas, forest preserves
- Daycare
- Residential treatment facilities
- Cluster housing

CONDITIONAL USES

- One additional, non-rental, farm dwelling as an accessory use to the farm
- Agricultural businesses
- Airstrip for personal use
- Animal feedlots and sales
- Athletic fields
- Churches, chapels, temples, synagogues
- Commercial outdoor recreation areas
- Community sewage treatment facilities
- Essential services
- Extraction of minerals
- Government admin and service buildings
- Other uses similar to those listed as permitted and conditional uses
- Heliports or helipads
- Light construction equipment storage areas.
- Livestock feed and poultry lots
- Livestock sales barns and accessory facilities
- Planned Unit Developments (PUD)
- Public parks
- Regional pipelines, power transmission lines, and relay towers
- Schools or other educational facilities
- Telecommunication facility
- Temporary equipment placement and operation

INTERIM CONDITIONAL USES

- Bed & Breakfast inns
- Cannabis cultivator
- Cannabis manufacturer
- Cannabis mezzobusiness
- Cannabis microbusiness
- Cannabis wholesale
- Cannabis transportation
- Cannabis delivery
- Commercial kennels, residential kennels, and non-profit animal shelters
- Extraction of minerals
- Hemp edible manufacturer
- Home occupations which may have additional requirements
- Roadside stands
- Temporary cannabis event

ACCESSORY USES

- Any structure or use which is incidental to the permitted principal use including private garages and sheds
- Farm drainage systems
- Home Occupations
- Operation or storage of vehicles, equipment, and machinery which is incidental to the permitted principal use
- Recreational facilities which serve the residence of the principal use
- Manure storage that meet the standards for feed lots adopted by the Minnesota Pollution Control Agency
- Temporary or seasonal roadside stands for sale of agricultural products
- Wind energy conversion system, non-commercial

RURAL RESIDENTIAL I (R-1)

THE RURAL RESIDENTIAL I DISTRICT IS INTENDED FOR LOW-DENSITY HOUSING WITH ON-SITE WASTEWATER SYSTEMS

PERMITTED USES

- Single Family Dwelling (SFD)
- Daycare
- Public Parks
- Residential Treatment Facilities

CONDITIONAL USES

- Antennas (Amateur Radio)
- Athletic fields, illuminated
- Churches, chapels, temples, synagogues, cemeteries with normal accessory buildings for education and living quarters
- Community sewage treatment facilities
- Essential services
- Open space development where 50% or more of the buildable land area is designated as undivided permanent open space
- Government admin and service buildings
- Planned Unit Developments
- Schools or other educational facilities (public & private)
- Telecommunication Facility
- Other uses determined to be similar to those listed as permitted and conditional uses

INTERIM CONDITIONAL USES

- Bed & Breakfast inns
- Dog Kennel (residential)
- Home occupations, which may require additional parking, an accessory building or an attached garage, or generate a noticeable increase in traffic

ACCESSORY USES

- Any structure or use which is incidental to the permitted principal use including private garages and sheds, television antennas, fencing, playground equipment, landscaping, and swimming pools
- Home occupations which do not require use of an attached garage, additional parking, an accessory building, or generate a noticeable increase in traffic
- Wind energy conversion system (non-commercial)

RURAL RESIDENTIAL II (R-2)

THE RURAL RESIDENTIAL II DISTRICT IS INTENDED FOR LOW-DENSITY HOUSING WITH ON-SITE WASTEWATER SYSTEMS

PERMITTED USES

- Single Family Dwelling (SFD)
- Daycare
- Public Parks
- Residential Treatment Facilities

CONDITIONAL USES

- Antennas (Amateur Radio)
- Athletic fields, illuminated
- Churches, chapels, temples, synagogues, cemeteries with normal accessory buildings for education and living quarters
- Community sewage treatment facilities
- Essential services
- Government admin and service buildings
- Planned Unit Developments
- Schools or other educational facilities (public & private)
- Telecommunication Facility
- Other uses determined to be similar to those listed as permitted and conditional uses

INTERIM CONDITIONAL USES

- Bed & Breakfast inns
- Dog Kennel (residential)
- Home occupations, which may require additional parking, an accessory building or an attached garage, or generate a noticeable increase in traffic

ACCESSORY USES

- Any structure or use which is incidental to the permitted principal use including private garages and sheds, television antennas, fencing, playground equipment, landscaping, and swimming pools
- Home occupations which do not require use of an attached garage, additional parking, an accessory building, or generate a noticeable increase in traffic
- Wind energy conversion system (non-commercial)

SINGLE FAMILY RESIDENTIAL (R-3)

THE SINGLE FAMILY RESIDENTIAL DISTRICT IS INTENDED FOR ONE-FAMILY HOMES SERVED BY PUBLIC SEWER AND WATER LINES

PERMITTED USES

- Single Family Dwelling (SFD)
- Daycare
- Public Parks owned or operated by a government agency or non-profit organization
- Residential Treatment Facilities

CONDITIONAL USES

- Antennas (Amateur Radio)
- Athletic fields, illuminated
- Churches, chapels, temples, synagogues, cemeteries with normal accessory buildings for education and living quarters
- Essential services
- Government admin and service buildings
- Planned Unit Developments
- Schools or other educational facilities (public & private)
- Telecommunication Facility
- Other uses determined to be similar to those listed as permitted and conditional uses

INTERIM CONDITIONAL USES

- Bed & Breakfast inns
- Dog Kennel (residential)

ACCESSORY USES

- Any structure or use which is incidental to the permitted principal use including private garages and sheds, television antennas, fencing, playground equipment, landscaping, and swimming pools
- Home occupations which do not require use of an attached garage, additional parking, an accessory building, or generate a noticeable increase in traffic

ONE & TWO FAMILY RESIDENTIAL (R-4)

THE ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT IS INTENDED FOR ONE OR TWO-FAMILY HOMES SERVED BY PUBLIC SEWER AND WATER LINES

PERMITTED USES

- Single Family Dwelling (SFD)
- Two-Family Dwellings
- Daycare
- Public Parks owned or operated by a government agency or non-profit organization
- Residential Treatment Facilities

CONDITIONAL USES

- Antennas for amateur radio
- Athletic fields, illuminated
- Churches, chapels, temples, synagogues, cemeteries with normal accessory buildings for education and living quarters
- Essential services
- Government admin and service buildings
- Planned Unit Developments
- Schools or other educational facilities (public & private)
- Telecommunication Facility
- Other uses determined to be similar to those listed as permitted and conditional uses

INTERIM CONDITIONAL USES

- Bed & Breakfast inns
- Dog Kennel (residential)

ACCESSORY USES

- Any structure or use which is incidental to the permitted principal use including private garages and sheds, television antennas, fencing, playground equipment, landscaping, and swimming pools
- Home occupations which do not require use of an attached garage, additional parking, an accessory building, or generate a noticeable increase in traffic

MANUFACTURED HOME (R-5)

THE MANUFACTURED HOME DISTRICT IS INTENDED FOR
MANUFACTURED HOUSING

PERMITTED USES

- Conditional use required - See City Code Sec. 40-221

CONDITIONAL USES

- Conditional use required - See City Code Sec. 40-223

INTERIM CONDITIONAL USES

- Conditional use required - See City Code Sec. 40-224

ACCESSORY USES

- Conditional use required - See City Code Sec. 40-225

MEDIUM & HIGH DENSITY HOUSING (R-6)

THE MEDIUM- AND HIGH-DENSITY HOUSING DISTRICT IS INTENDED FOR ATTACHED HOUSING UNITS AND NARROW LOT DETACHED HOUSING UNITS

PERMITTED USES

- Buildings with 2+ housing units
- Buildings with one housing unit
- Buildings or complexes that combine age-restricted housing with health care services and facilities
- Public parks
- Home occupations which do not require use of an attached garage, additional parking, an accessory building, or generate a noticeable increase in traffic
- Daycare
- Residential treatment facilities

CONDITIONAL USES

- Antennas for amateur radio
- Apartments in existing single-family buildings
- Athletic fields, illuminated
- Churches, chapels, temples, synagogues, cemeteries with normal accessory buildings for education and living quarters
- Essential services
- Government admin and service buildings
- Planned Unit Developments
- Schools or other educational facilities (public & private)
- Telecommunication Facility
- Other uses determined to be similar to those listed as permitted and conditional uses

INTERIM CONDITIONAL USES

- Not applicable

ACCESSORY USES

- Any structure or use which is incidental to the permitted principal use including private garages and sheds, television antennas, fencing, playground equipment, landscaping, and swimming pools
- Home occupations which do not require use of an attached garage, additional parking, an accessory building, or generate a noticeable increase in traffic

CENTRAL BUSINESS (CB)

THE CENTRAL BUSINESS DISTRICT IS INTENDED TO SERVE THE PEDESTRIAN
IN A COMPACT CENTRAL AREA OF THE CITY

PERMITTED USES

- Bars
- Breweries and small breweries with a taproom or a brew pub
- Convenience stores with fuel sales
- Daycare
- Eating and drinking establishments
- Funeral Homes
- Government admin and service buildings
- Health Clinics
- Hotels or Motels
- Microdistilleries with a cocktail room
- Motor vehicle fuel sales
- Office Buildings
- Personal Services
- Professional Service Businesses
- Restaurants (Sit Down)
- Retail Sales or Service Businesses
- Tutoring Services

CONDITIONAL USES

- Car wash
- Essential services
- Heliports or helipads
- Planned Unit Developments
- Other uses determined to be similar to those listed as permitted and conditional uses
- Restaurants (Drive-in or Drive-through)
- Shoreland Districts: The permitted uses listed in Sec. 40-281 shall be conditional uses in shoreland districts
- Telecommunication towers and antennas

INTERIM CONDITIONAL USES

- Cannabis delivery
- Cannabis retailer
- Hemp edible retailer for businesses without a valid liquor license

ACCESSORY USES

- Amateur radio and television antennas
- Automatic teller (Freestanding)
- Donation drop-off containers
- Drive-through services
- Fences or walls
- Garages (Private)
- Hemp edible retailer for businesses with a valid liquor license
- Incidental light industrial uses
- Minor accessory structures (<120 ft²)
- Playground equipment
- Retail sales
- Sexually oriented uses (Accessory)
- Storm shelters
- Swimming pools

COMMERCIAL (C)

THE COMMERCIAL DISTRICT IS INTENDED TO SERVE THE DEVELOPMENT OF
RETAIL AND SERVICE BUSINESSES THAT REQUIRE AUTOMOBILE TRAFFIC

PERMITTED USES

- Bars
- Breweries and small breweries with a taproom or a brew pub
- Business that provides goods or services on a retail basis to customers, except conditional uses, or Article VII, Division 2, Adult Uses
- Car Wash
- Convenience stores with fuel sales
- Daycare
- Funeral Homes
- Government admin and service buildings
- Health Clinics
- Hotels or Motels
- Microdistilleries with a cocktail room
- Motor vehicle fuel sales
- Motor vehicle mechanical or body repair
- Nursing or convalescent homes
- Office Buildings
- Personal Services
- Restaurants (Sit down, Drive-in or Drive-through)
- Retail Sales or Service Businesses
- Tutoring Services
- Veterinary Facilities (Neighborhood)

CONDITIONAL USES

- Antennas for amateur radio
- Dog kennels
- Churches, chapels, temples, synagogues, cemeteries with normal accessory buildings for education and living quarters
- Clubs & Lodges
- Other uses determined to be similar to those listed as permitted and conditional uses
- Essential services
- Motor vehicle sales or rental
- Planned Unit Developments
- Shoreland Districts: The permitted uses listed in Sec. 40-281 shall be conditional uses in shoreland districts
- Telecommunication towers and antennas

INTERIM CONDITIONAL USES

- Cannabis delivery
- Cannabis retailer
- Hemp edible retailer for businesses without a valid liquor license

ACCESSORY USES

- Amateur radio and television antennas
- Automatic teller (Freestanding)
- Donation drop-off containers
- Drive-through services
- Fences or walls
- Garages (Private)
- Hemp edible retailer for businesses with a valid liquor license
- Incidental light industrial uses
- Minor accessory structures (<120 ft²)
- Retail sales
- Sexually oriented uses (Accessory)
- Storm shelters
- Swimming pools
- Wind energy conversion system (non-commercial)

OFFICE & HEALTH CARE (OHC)

THE OFFICE & HEALTH CARE DISTRICT IS INTENDED TO SERVE THE DEVELOPMENT OF REGIONAL HEALTH, WELLNESS, AND RELATED COMMUNITY SERVICES

PERMITTED USES

- Daycare
- Health Clinics
- Fitness Center (Public)
- Funeral Home
- Hospital
- Hotel or Motel
- Elderly Housing (Independent Living, Assisted Living, Memory Care or Convalescent/Nursing Care)
- House of Worship
- Office Buildings
- Personal Services
- Restaurant (Sit Down)
- Tutoring Service

CONDITIONAL USES

- Ambulance service
- Antennas for amateur radio
- Essential services
- Heliports or Helipads
- Planned Unit Developments
- Other uses determined to be similar to those listed as permitted and conditional uses
- Schools (Public or Private)
- Shoreland Districts: The permitted uses listed in Sec. 40-281 shall be conditional uses in shoreland districts
- Telecommunication towers and antennas

INTERIM CONDITIONAL USES

- Cannabis delivery
- Cannabis retailer
- Hemp edible retailer for businesses without a valid liquor license

ACCESSORY USES

- Accessory uses incidental to and on the same lot as the principal use in the OHC district are allowed
- Amateur radio and television antennas
- Automatic teller (Freestanding)
- Donation drop-off containers
- Drive-through services
- Fences or walls
- Garages (Private)
- Hemp edible retailer for businesses with a valid liquor license
- Minor accessory structures (<120 ft²)
- Retail sales
- Sexually oriented uses (Accessory)
- Storm shelters
- Swimming pools

MIXED USE (MX)

THE MIXED USE DISTRICT IS INTENDED TO ACCOMMODATE 2 OR MORE TYPES OF LAND USE (I.E. OFFICE BUILDING AND SINGLE FAMILY HOME)

PERMITTED USES

- Not Applicable - All developments in this category require a Conditional Use permit

CONDITIONAL USES

- Amateur radio antennas
- Attached housing (Multi-Family)
- Bars
- Breweries and small breweries with a taproom or a brew pub
- Churches, chapels, temples, synagogues, cemeteries with normal accessory buildings for education and living quarters
- Convenience stores with fuel sales
- Daycare
- Detached housing (Single-Family)
- Essential services
- Funeral Homes
- Health Clinics (Medical or Dental)
- Hotels or Motels
- Other uses similar to those listed as permitted and conditional uses
- Elderly Housing (Independent Living, Assisted Living, Memory Care or Convalescent/Nursing Care)
- Microdistilleries with a cocktail room
- Motor vehicle fuel sales
- Office Buildings
- Personal Services
- Public parks
- Restaurants (Sit down, Drive-in or Drive-through)
- Retail Sales or Service Businesses
- Schools (Public or Private)
- Social, fraternal, or charitable organizations
- Tutoring Services
- Wind energy conversion system (non-commercial)

INTERIM CONDITIONAL USES

- Bed & Breakfast inns
- Cannabis delivery
- Cannabis retailer
- Cannabis retailer
- Cannabis transportation
- Hemp edible retailer for businesses without a valid liquor license

ACCESSORY USES

- Hemp edible retailer for businesses with a valid liquor license
- Home occupations which do not require use of an attached garage, additional parking, an accessory building, or generate a noticeable increase in traffic

CONDITIONALLY PERMITTED ACCESSORY USES

- Amateur radio and television antennas
- Automatic teller (Freestanding)
- Donation drop-off containers
- Drive-through services
- Fences or walls
- Garages (Private)
- Minor accessory structures (<120 ft²)
- Non-illuminated athletic fields
- Playground equipment
- Retail sales
- Sexually oriented uses (Accessory)
- Storm shelters
- Swimming pools

INDUSTRIAL (I)

THE INDUSTRIAL DISTRICT IS INTENDED FOR INDUSTRIAL ACTIVITIES;
SEGREGATING THEM TO ENHANCE SAFETY AND MAINTAIN URBAN AESTHETICS

PERMITTED USES

- Antennas (Amateur Radio)
- Breweries and small breweries with a taproom or a brew pub
- Daycare
- Distilleries or Microdistilleries without a cocktail room
- Dog Kennels
- Manufacturing (Light)
- Motor vehicle fuel sales
- Motor vehicle mechanical or body repair
- Office Buildings
- Self-Storage Facilities
- Veterinary Facilities (Rural or Neighborhood)
- Warehousing
- Wholesale Sales

CONDITIONAL USES

- Adult-oriented business
- Athletic Field (Illuminated)
- Essential services
- Heliports or Helipads
- Other uses determined to be similar to those listed as permitted and conditional uses
- Manufacturing (Heavy)
- Planned Unit Developments
- Recycling collection center
- Shoreland Districts: The permitted uses listed in Sec. 40-281 shall be conditional uses in shoreland districts
- Telecommunication towers and antennas

INTERIM CONDITIONAL USES

- Cannabis cultivator
- Cannabis delivery
- Cannabis manufacturer
- Cannabis mezzobusiness
- Cannabis microbusiness
- Cannabis wholesale
- Cannabis transportation
- Hemp edible manufacturer
- Motor vehicle reduction/Salvage yards

ACCESSORY USES

- Amateur radio and television antennas
- Automatic teller (Freestanding)
- Donation drop-off containers
- Drive-through services
- Fences or walls
- Garages (Private)
- Incidental light industrial uses
- Minor accessory structures (<120 ft²)
- Retail sales (Ancillary to primary use)
- Sexually oriented uses (Accessory)
- Storm shelters
- Wind energy conversion system (non-commercial)

ZONING DISTRICTS

ALL WYOMING PROPERTY IS ASSIGNED A ZONING DISTRICT

WHAT IS A ZONING DISTRICT?

A specific area within a city where specific types of land and development are permitted (i.e. residential, commercial, industrial areas) to help organize and plan how land is used.

ZONING REGULATES...

- **Allowed Uses** - What types of buildings or businesses are permitted
- **Density** - How many buildings or units can be located on a given area of land
- **Building Height & Size** - Restrictions on the height and size of buildings
- **Setbacks** - Minimum distances between building and property lines
- **Parking Requirements** - How many parking spaces are required for different types of buildings
- **Signage** - Regulations related to the size and placement of signs

IMPORTANCE OF REZONING

- **Organize Land Use** - It ensures that different types of land uses (like homes, businesses, and factories) are separated to prevent conflicts and maintain order
- **Protect Property Values** - By preventing incompatible uses from being mixed, zoning helps to maintain property values
- **Promote Community Well-Being** - Zoning can help ensure the health, safety, and welfare of residents by controlling development and prevent overcrowding or pollution.
- **Provide Predictability For Developers** - Zoning regulations provide a clear framework for developers, allowing them to plan and invest with greater confidence.

TYPES OF ZONING DISTRICTS

- **Residential** - Areas primarily for homes, which can be further categorized into single-family, multi-family, or high-density residential zones
- **Commercial** - Areas for businesses, which can include retail, office, or mixed-use commercial zones
- **Industrial** - Areas for factories, warehouses, and other industrial activities
- **Mixed-Use** - Areas where residential, commercial, and other uses are permitted; often in a way that promotes a walkable and vibrant community
- **Special Districts** - Areas with unique characteristics or regulations, such as shoreland areas, flood zones, or the Highway 8 overlay

NONCONFORMING USE

PROPERTY THAT IS "GRANDFATHERED" IN EVEN THOUGH IT NO LONGER COMPLIES WITH CURRENT ZONING REQUIREMENTS

WHAT IS A NONCONFORMING PROPERTY?

A nonconforming property was legally built and used according to the zoning laws in place at that time, but now violates current zoning regulations.

City Code Definition - Nonconforming Structure, Use, or Parcel - Any legal use, structure, or parcel of land already of existence, recorded, or authorized before the adoption of official controls or amendments to those controls that would not have been permitted to become established under the terms of the official controls as now written, if the official controls had been in effect prior to the date it was established, recorded, or authorized.

MY PROPERTY IS NONCONFORMING, WHAT HAPPENS NEXT?

- **No immediate action is required**
- **Property Taxes Remain Unchanged** - Property taxes are based on how the property is used, not on how it is zoned
- **No Structural Changes** - Nonconforming structures cannot be enlarged, but may be continued at the size and in the manner of operation as before the rezoning
- **Rebuilding** - If a structure is destroyed, it can be rebuilt if a building permit is applied for within 180 days after it was destroyed
- **Potential Termination** - In some cases, if a property is damaged or abandoned for a certain period of time, it will be demolished and the property use will be changed at that time
- **Important For Investors** - This can affect the value and potential future uses of the property

UNCHANGED DISTRICTS

DISTRICTS THAT ARE NOT BEING REZONED AND ARE CONTINUING TO HAVE THE SAME USE

DISTRICTS THAT ARE NOT BEING REZONED

The following districts are not being rezoned:

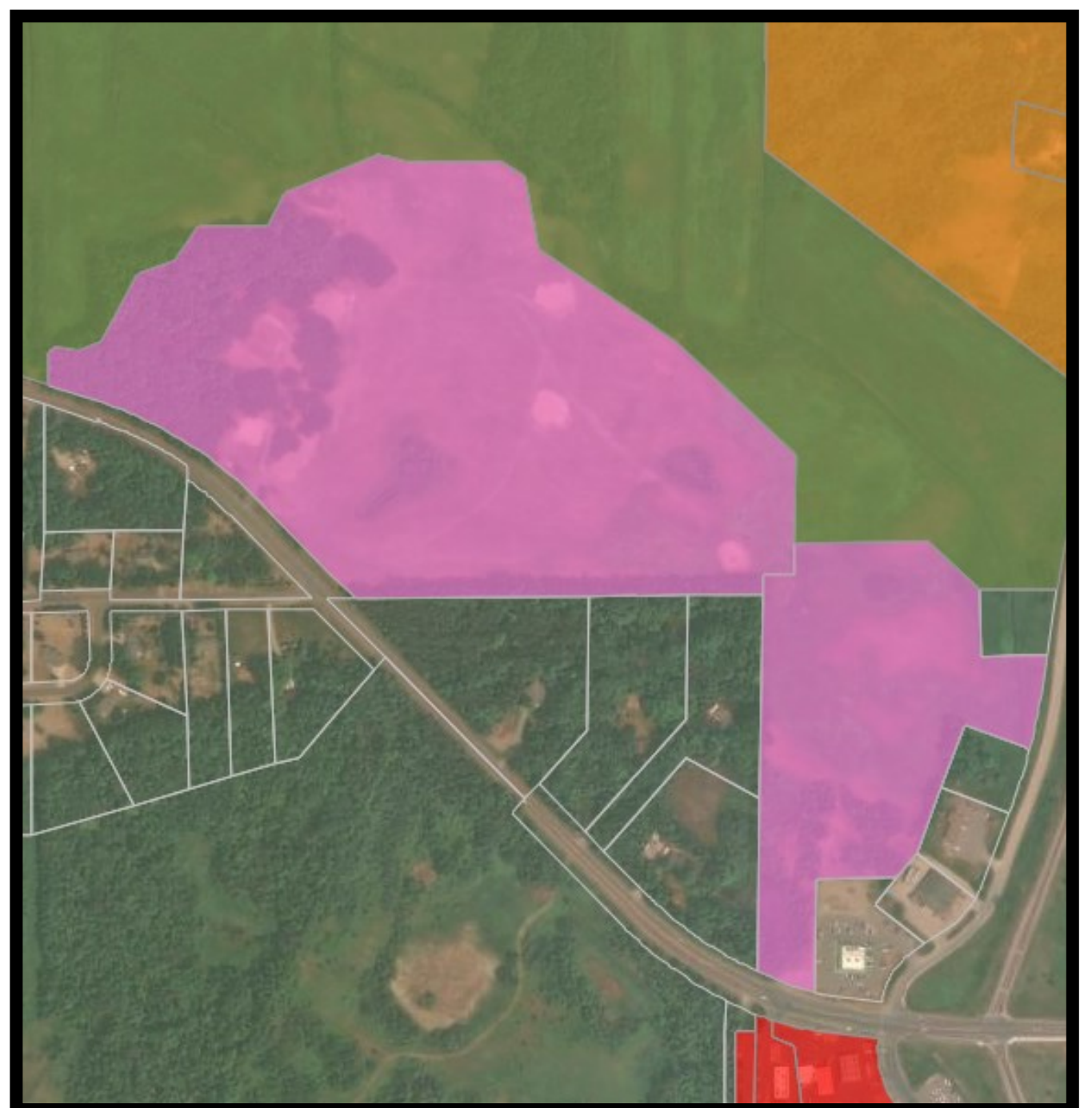
- Mixed Use District (MXD)
- Office & Health Care District (OHC)

These two districts have no properties that are currently being rezoned to another district

OHC DISTRICT



MX DISTRICT



AGRICULTURAL (A)

THE AGRICULTURAL DISTRICT IS INTENDED TO PROVIDE AREAS TO BE UTILIZED FOR AGRICULTURAL & RURAL RESIDENTIAL II USES

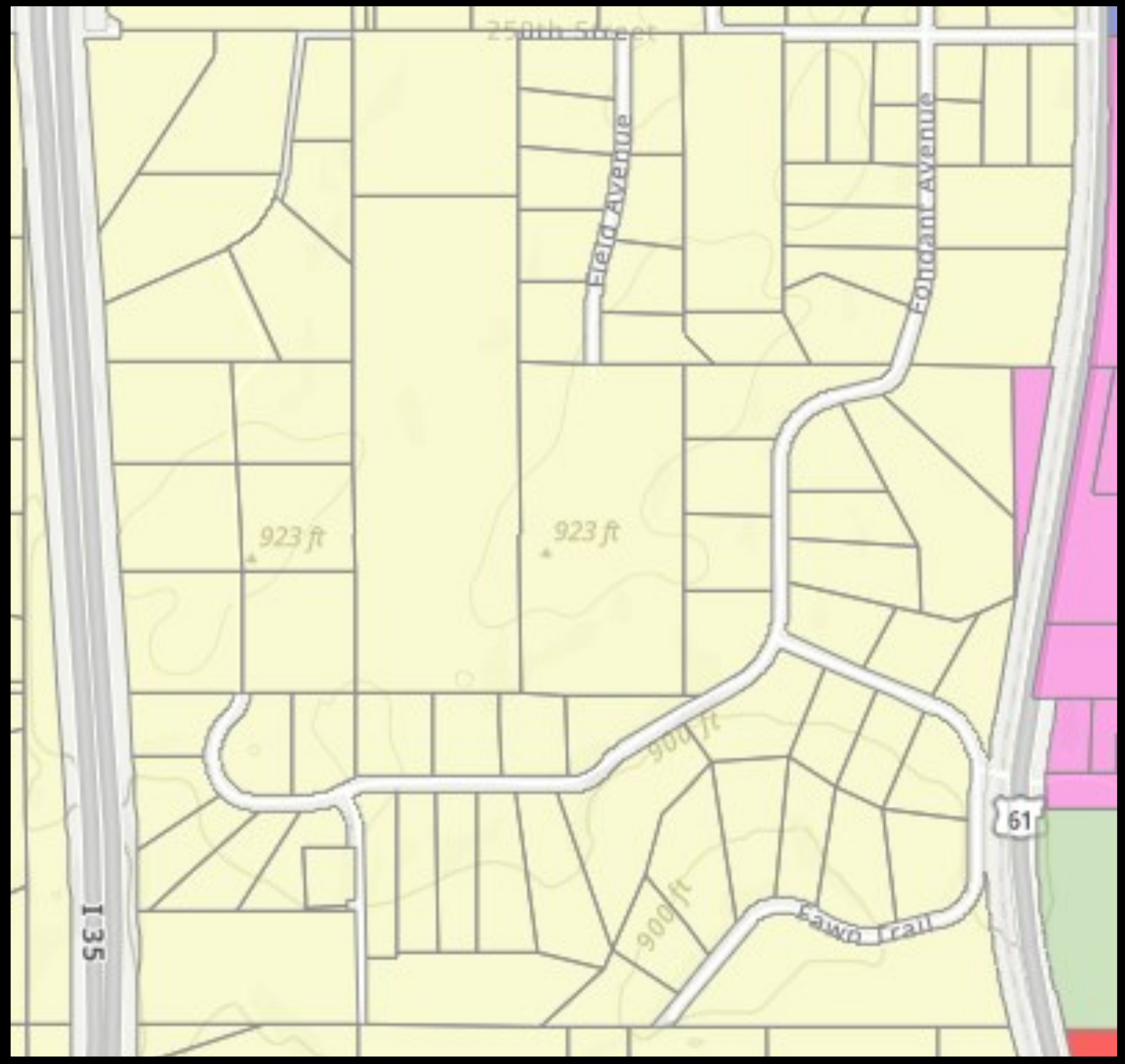
CURRENT ZONING

- Primarily single-family dwellings on 5 or more acres
- Includes farming and the raising of livestock
- Wyoming City Code Section 40-430 allows agricultural operations to be continued and expanded if the property is rezoned to a different district

Future Rezone	Result	Parcels Affected
R-2 District	Single-family dwellings are a permitted use Horse keeping is allowed on parcels that are 5 acres or more	98
R-3 District	Single-family dwellings are a permitted use	56
R-4 District	Single-family dwellings are a permitted use	1
R-6 District	Single-family dwellings are a permitted use	10
CB District	Single-family dwellings are a nonconforming use	16
MX District	Single-family dwellings are an allowed use	9
I District	Single-family dwellings are a nonconforming use	32

Whitetail Ridge & Wildlife Estates are residential developments created with conditional use permits to allow smaller lots on properties that were in the A District and are regulated as if they are in the R-2 District.

WILDLIFE ESTATES DEVELOPMENT



WHITETAIL RIDGE DEVELOPMENT



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

AGRICULTURAL (A)

THE AGRICULTURAL DISTRICT IS INTENDED TO PROVIDE AREAS TO BE UTILIZED FOR AGRICULTURAL & RURAL RESIDENTIAL II USES

PERMITTED USES

- Single Family Dwelling (SFD)
- Antenna for amateur radio
- Farm structures
- Farm production
- Greenhouses or nurseries
- Raising of animals for sale, profit, or pleasure
- Forestry
- Wildlife areas, forest preserves
- Daycare
- Residential treatment facilities
- Cluster housing

CONDITIONAL USES

- One additional, non-rental, farm dwelling as an accessory use to the farm
- Agricultural businesses
- Airstrip for personal use
- Animal feedlots and sales
- Athletic fields
- Churches, chapels, temples, synagogues
- Commercial outdoor recreation areas
- Community sewage treatment facilities
- Essential services
- Extraction of minerals
- Government admin and service buildings
- Other uses similar to those listed as permitted and conditional uses
- Heliports or helipads
- Light construction equipment storage areas.
- Livestock feed and poultry lots
- Livestock sales barns and accessory facilities
- Planned Unit Developments (PUD)
- Public parks
- Regional pipelines, power transmission lines, and relay towers
- Schools or other educational facilities
- Telecommunication facility
- Temporary equipment placement and operation

INTERIM CONDITIONAL USES

- Bed and breakfast inns
- Cannabis cultivator
- Cannabis manufacturer
- Cannabis mezzobusiness
- Cannabis microbusiness
- Cannabis wholesale
- Cannabis transportation
- Cannabis delivery
- Commercial kennels, residential kennels, and non-profit animal shelters
- Extraction of minerals
- Hemp edible manufacturer
- Home occupations which may have additional requirements
- Roadside stands
- Temporary cannabis event

ACCESSORY USES

- Any structure or use which is incidental to the permitted principal use including private garages and sheds
- Farm drainage systems
- Recreational facilities which serve the residence of the principal use
- Manure storage that meet the standards for feed lots adopted by the Minnesota Pollution Control Agency

RURAL RESIDENTIAL I (R-1)

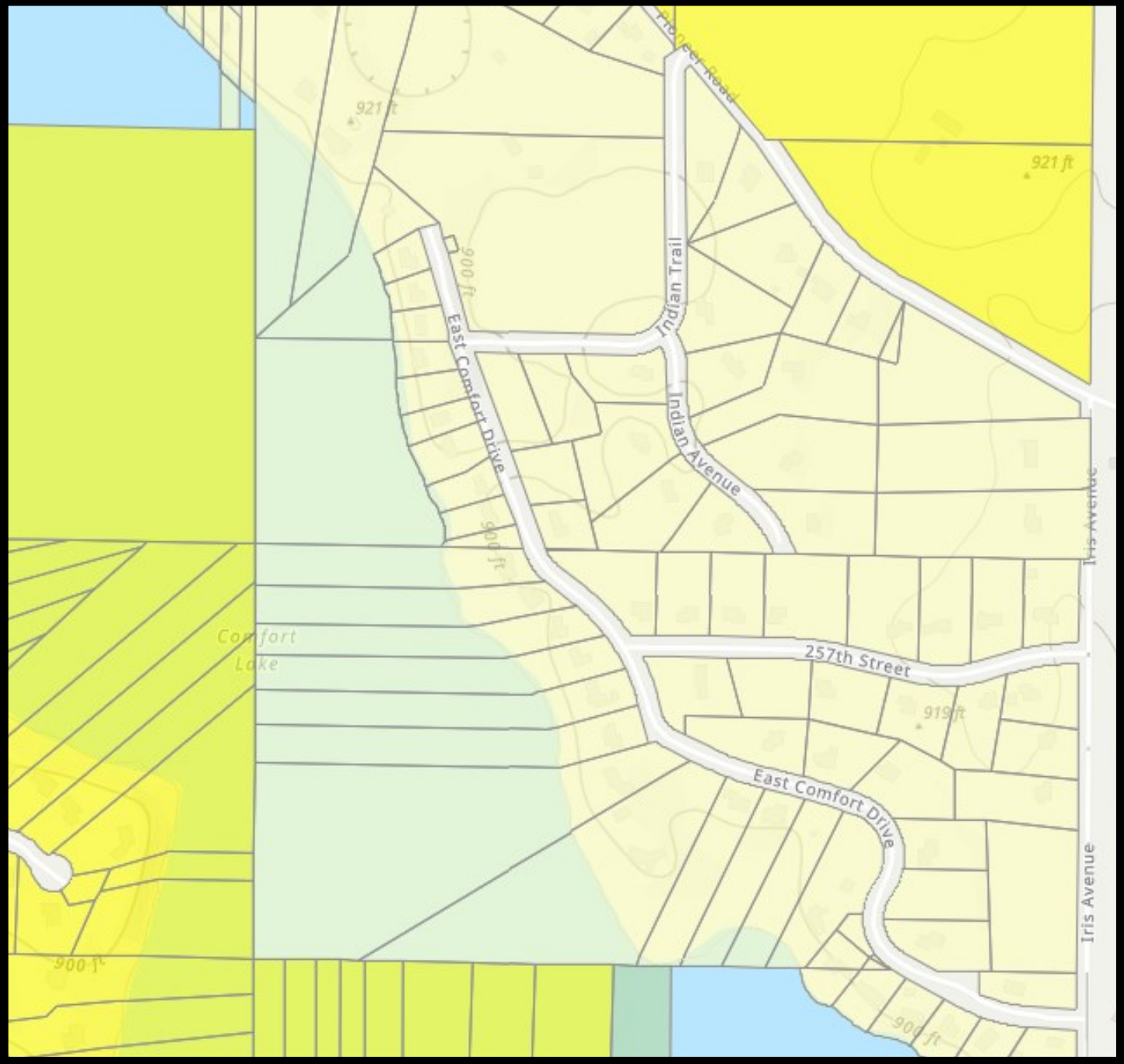
THE RURAL RESIDENTIAL I DISTRICT IS INTENDED FOR LOW-DENSITY HOUSING WITH ON-SITE WASTEWATER SYSTEMS

CURRENT ZONING

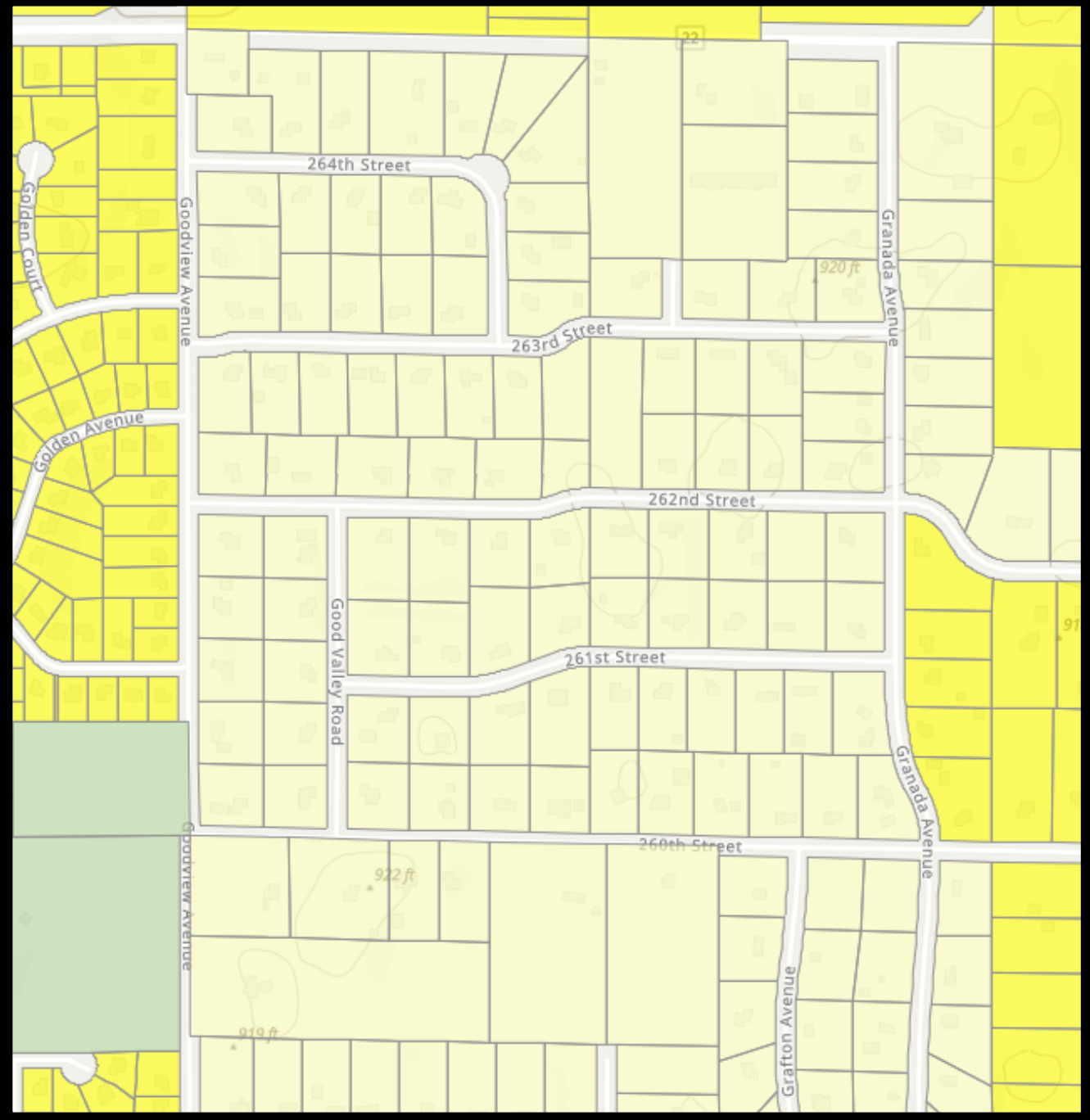
- Primarily single-family dwellings on 1 or more acres
- Includes parks, churches, and government administration

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	340
R-4 District	Single-family dwellings are a permitted use	4
R-6 District	Single-family dwellings are a permitted use	1
CB District	Single-family dwellings are a nonconforming use	8
OHC District	Single-family dwellings are a nonconforming use	2
MX District	Single-family dwellings are an allowed use	4
I District	Single-family dwellings are a nonconforming use	4

EAST SIDE OF COMFORT LAKE



REBECCA MEADOWS & GOODVIEW RIDGE



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

RURAL RESIDENTIAL II (R-2)

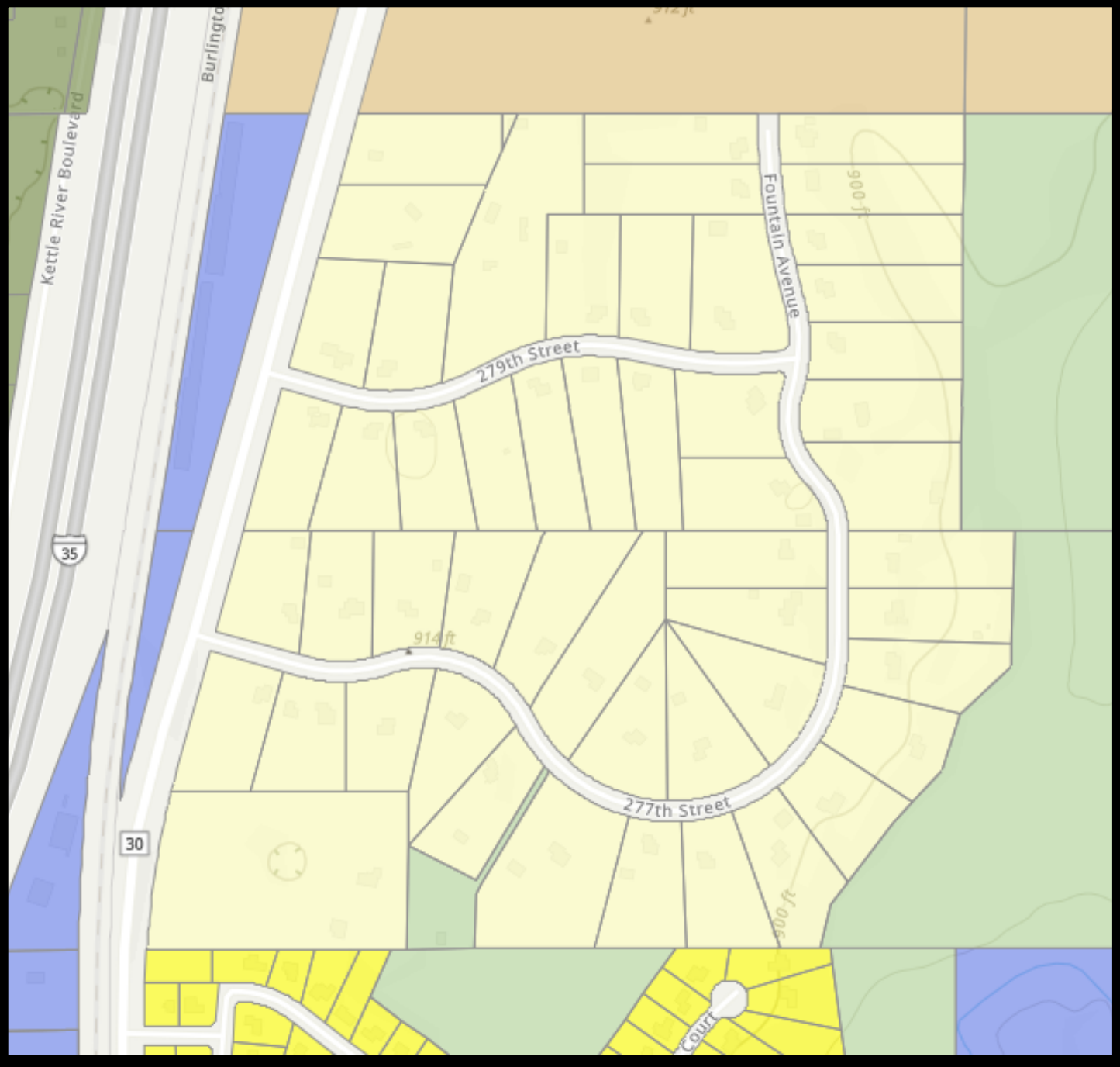
THE RURAL RESIDENTIAL II DISTRICT IS INTENDED FOR LOW-DENSITY HOUSING WITH ON-SITE WASTEWATER SYSTEMS

CURRENT ZONING

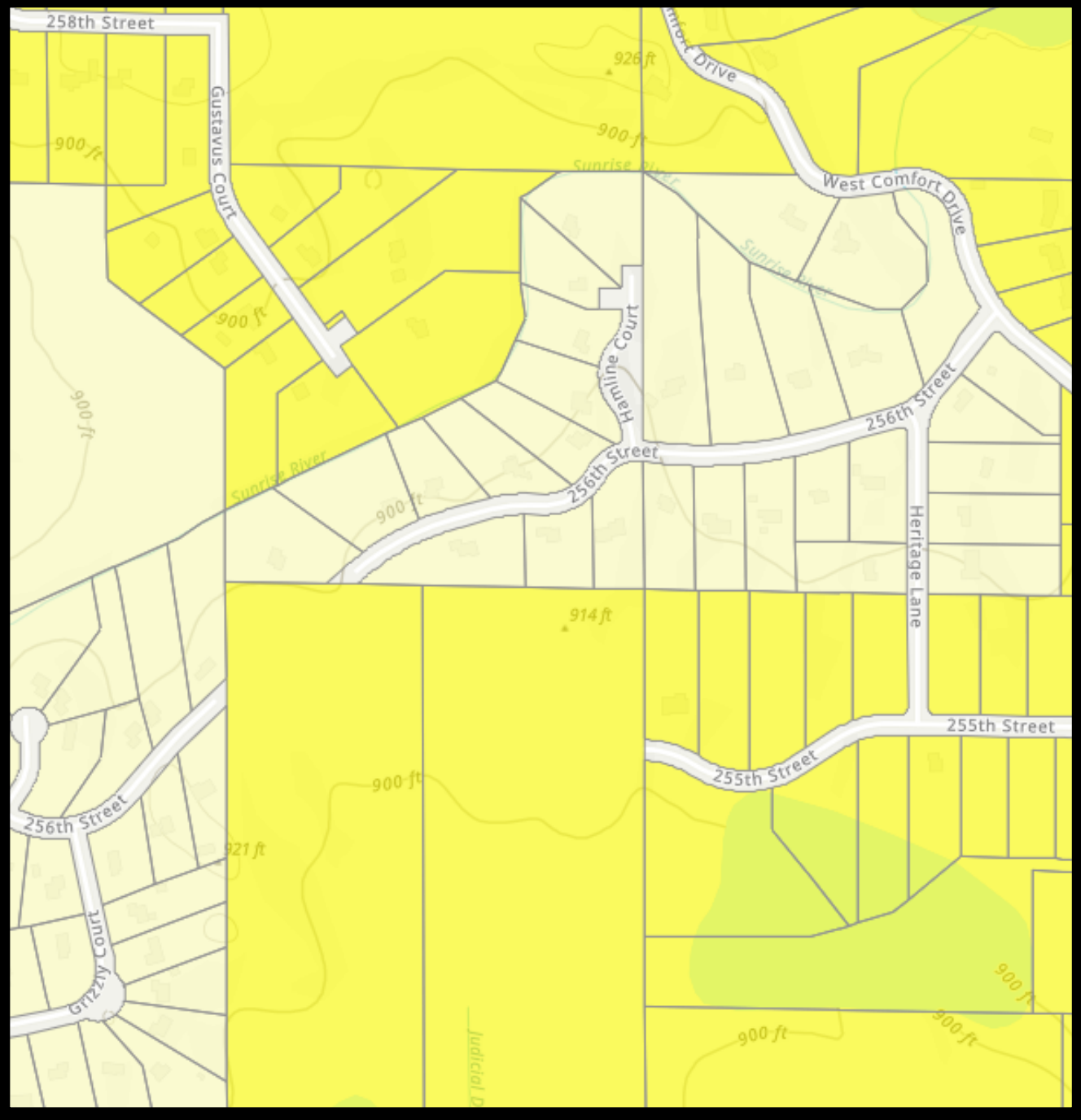
- Primarily single-family dwellings on 2 or more acres
- Includes parks, churches, and government administration
- Allows horse keeping on lots of 5 acres or more

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	126
R-4 District	Single-family dwellings are a permitted use	3
CB District	Single-family dwellings are a nonconforming use	15
MX District	Single-family dwellings are an allowed use	4
I District	Single-family dwellings are a nonconforming use	6

DEER RIDGE ESTATES



BRIDGEWATER



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SINGLE FAMILY RESIDENTIAL (R-3)

THE SINGLE FAMILY RESIDENTIAL DISTRICT IS INTENDED FOR ONE-FAMILY HOMES SERVED BY PUBLIC SEWER AND WATER LINES

CURRENT ZONING

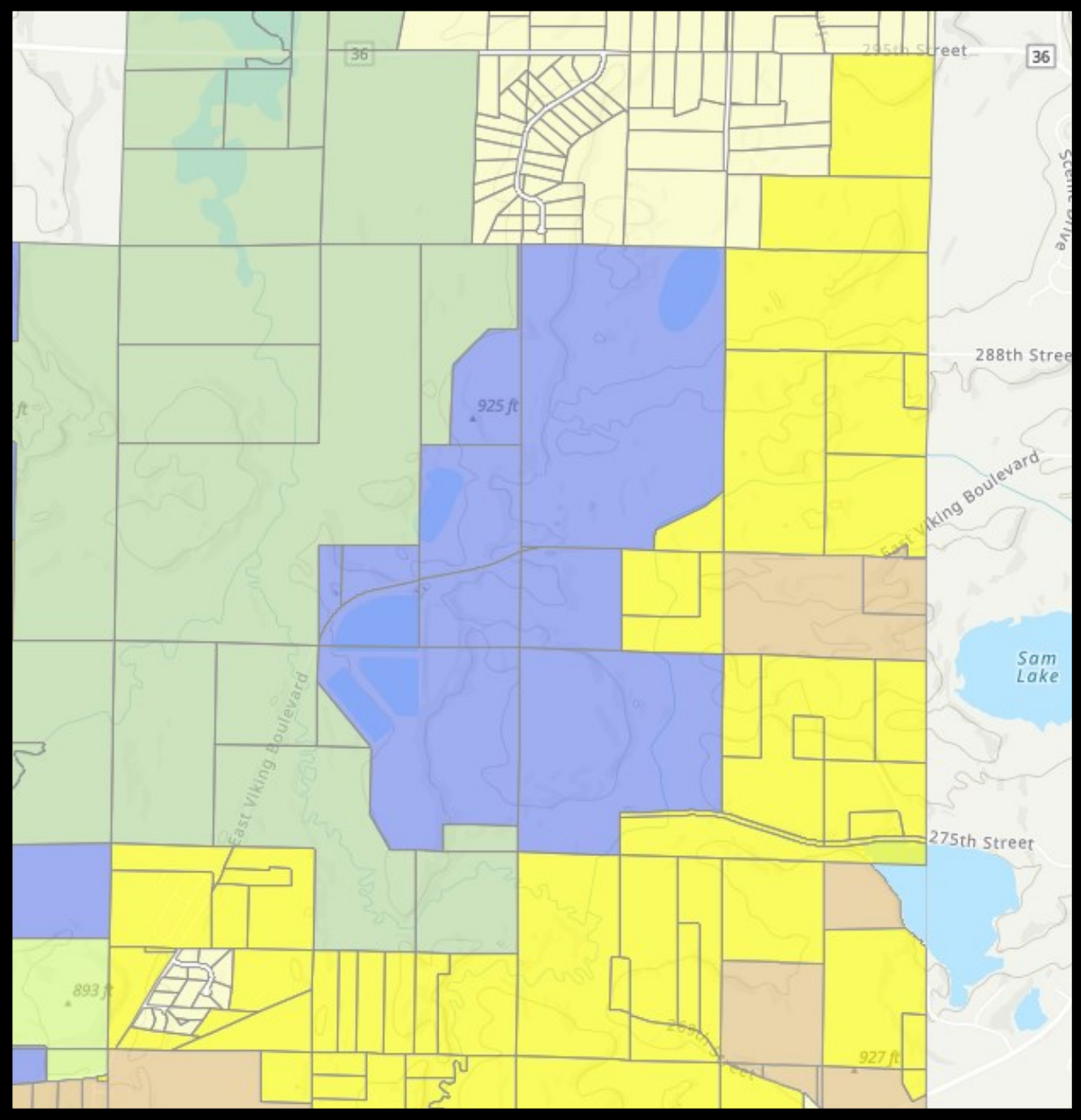
- Primarily single-family dwellings on lots that are equal to or greater than 15,000 ft² (~.34 acres)
- Includes parks, churches, and government administration

Future Rezone	Result	Parcels Affected
R-4 District	Single-family dwellings are a permitted use	16
R-6 District	Single-family dwellings are a permitted use	59
I District	Single-family dwellings are a nonconforming use	1

THURNBECK PONDS



E VIKING BLVD/NEAR POLARIS



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ONE & TWO FAMILY RESIDENTIAL (R-4)

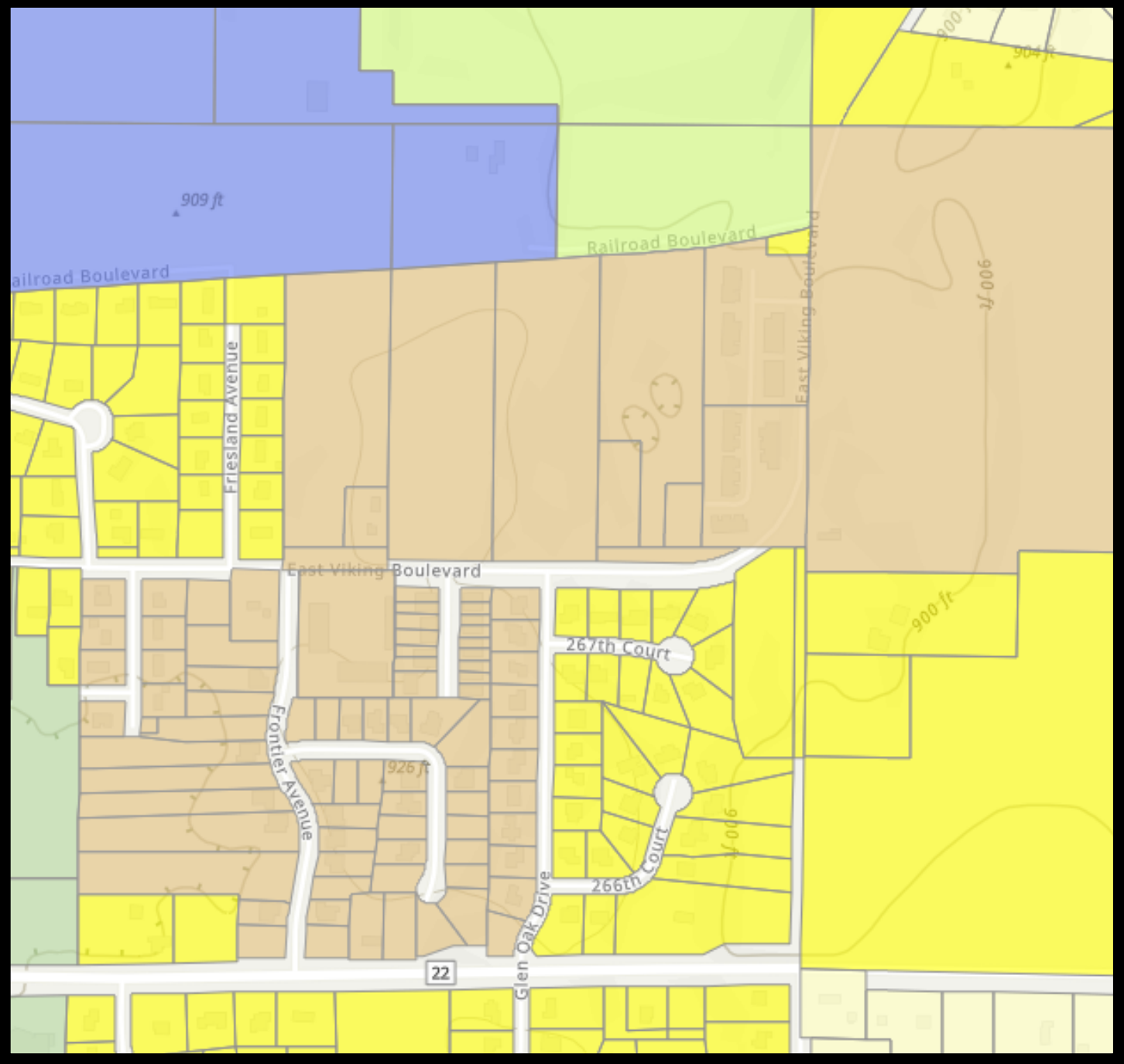
THE ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT IS INTENDED FOR ONE OR TWO-FAMILY HOMES SERVED BY PUBLIC SEWER AND WATER LINES

CURRENT ZONING

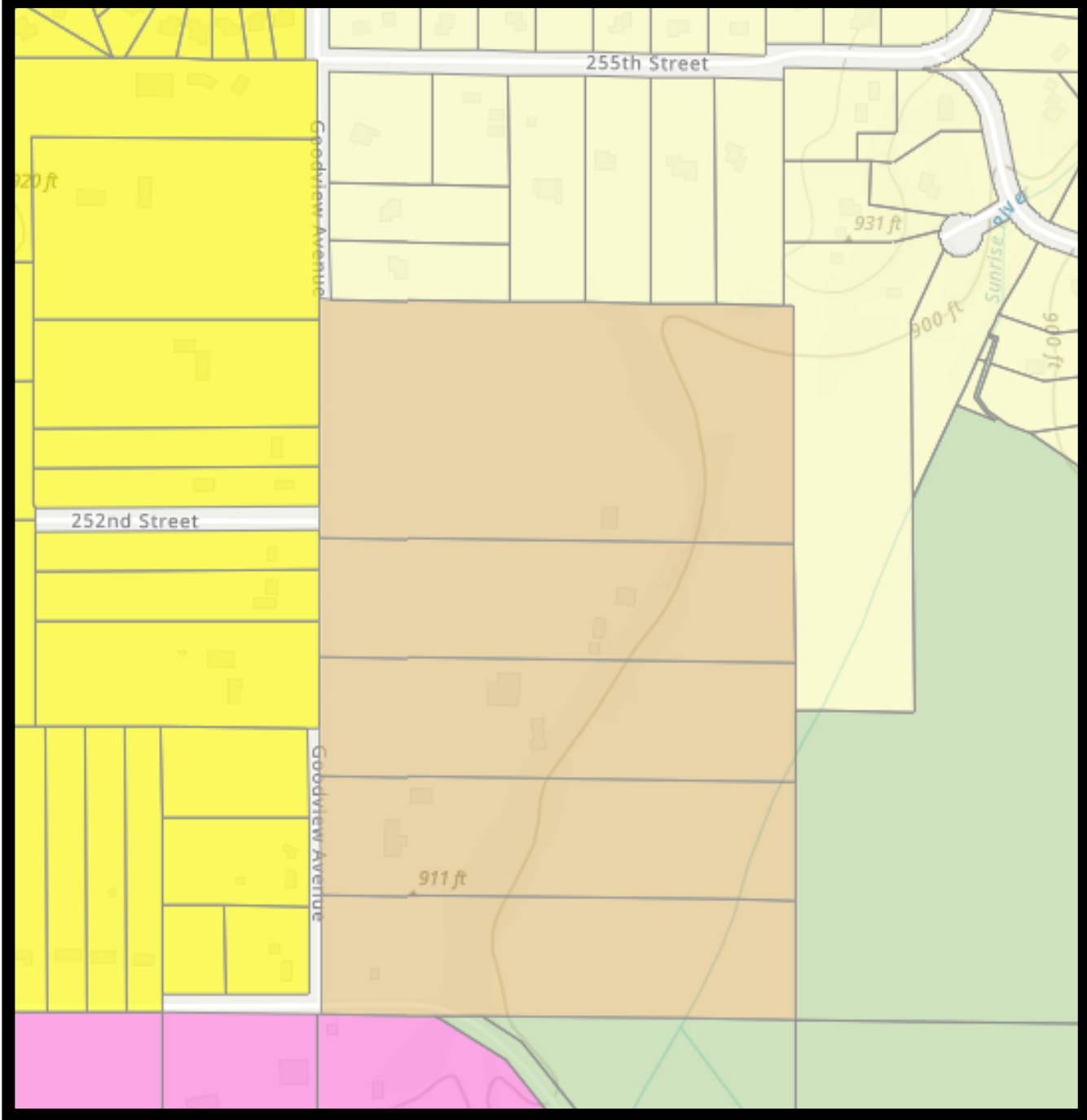
- Single-family dwellings on lots that are equal to or greater than 10,000 ft² (~.23 acres)
- Two-family dwellings on lots that are equal to or greater than 12,000 ft² (~.28 acres)
- Includes parks, churches, and government administration

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	49
R-6 District	Single-family dwellings are a permitted use	4

KENNEDY ESTATES



GOODVIEW AVE & 250TH STREET



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

MANUFACTURED HOME (R-5)

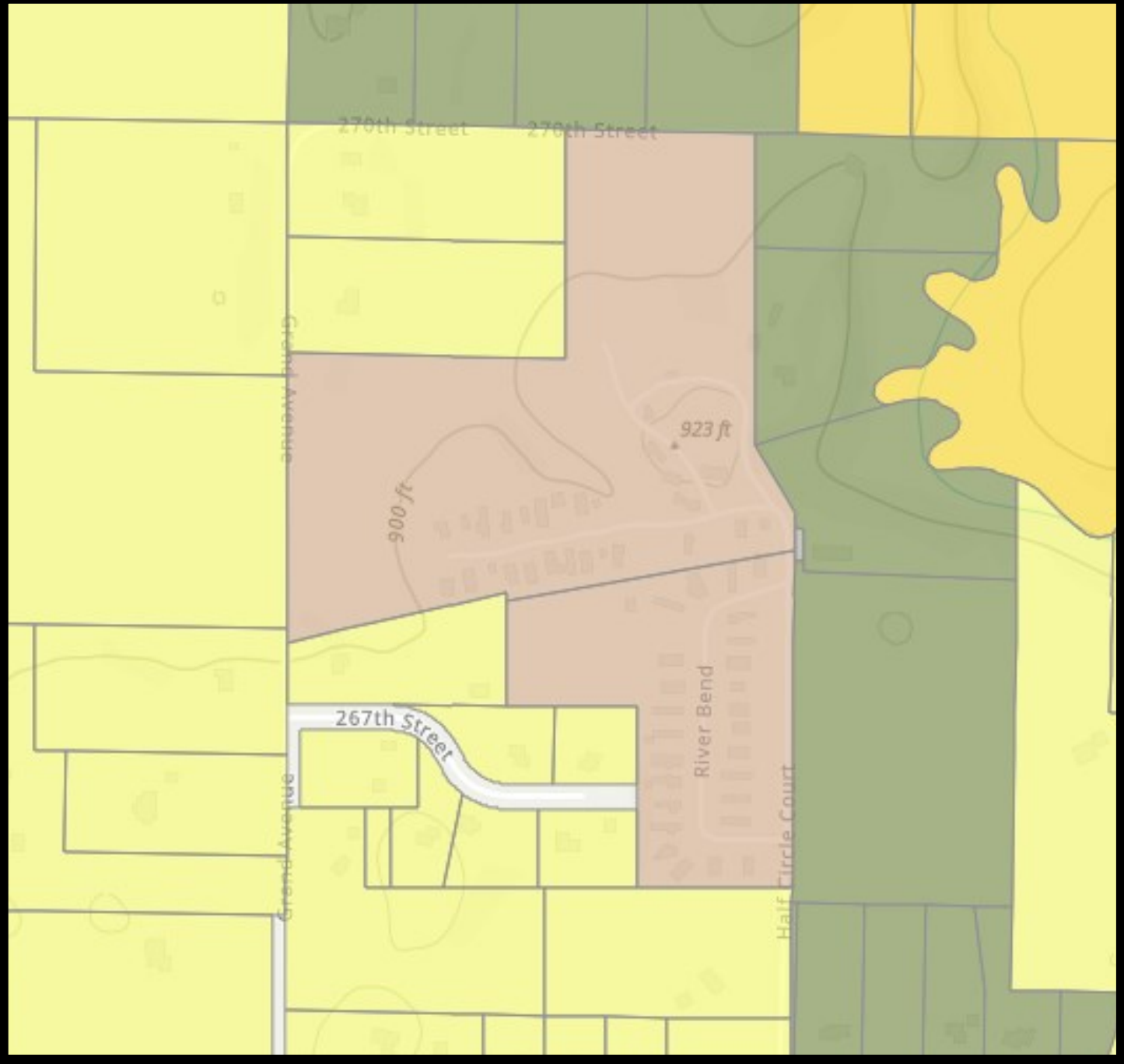
THE MANUFACTURED HOME DISTRICT IS INTENDED FOR
MANUFACTURED HOUSING

CURRENT ZONING

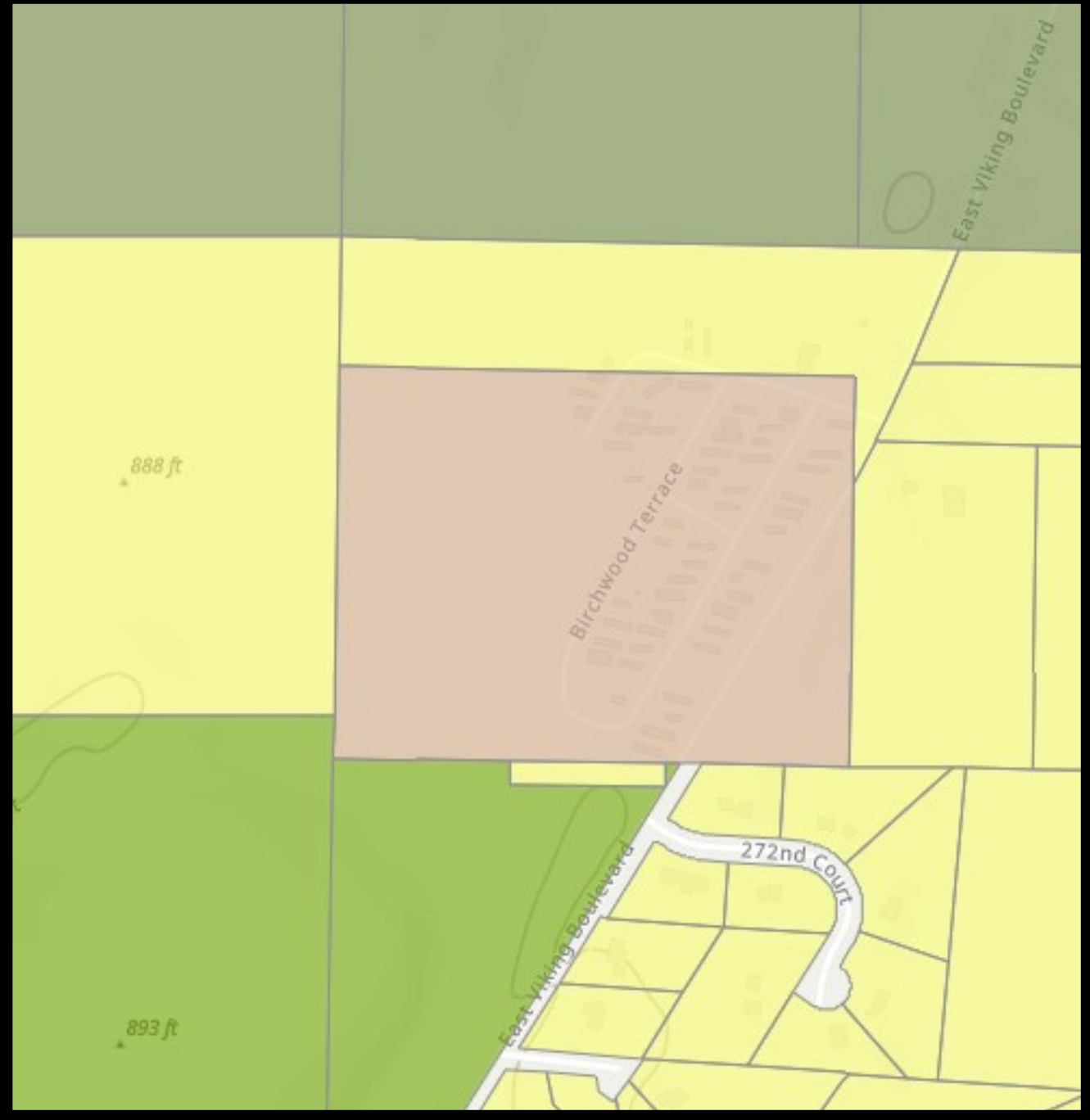
- This includes Wyoming’s 2 manufactured home parks

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	3

RIVERBEND PARK



BIRCHWOOD TERRACE



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MEDIUM & HIGH DENSITY HOUSING (R-6)

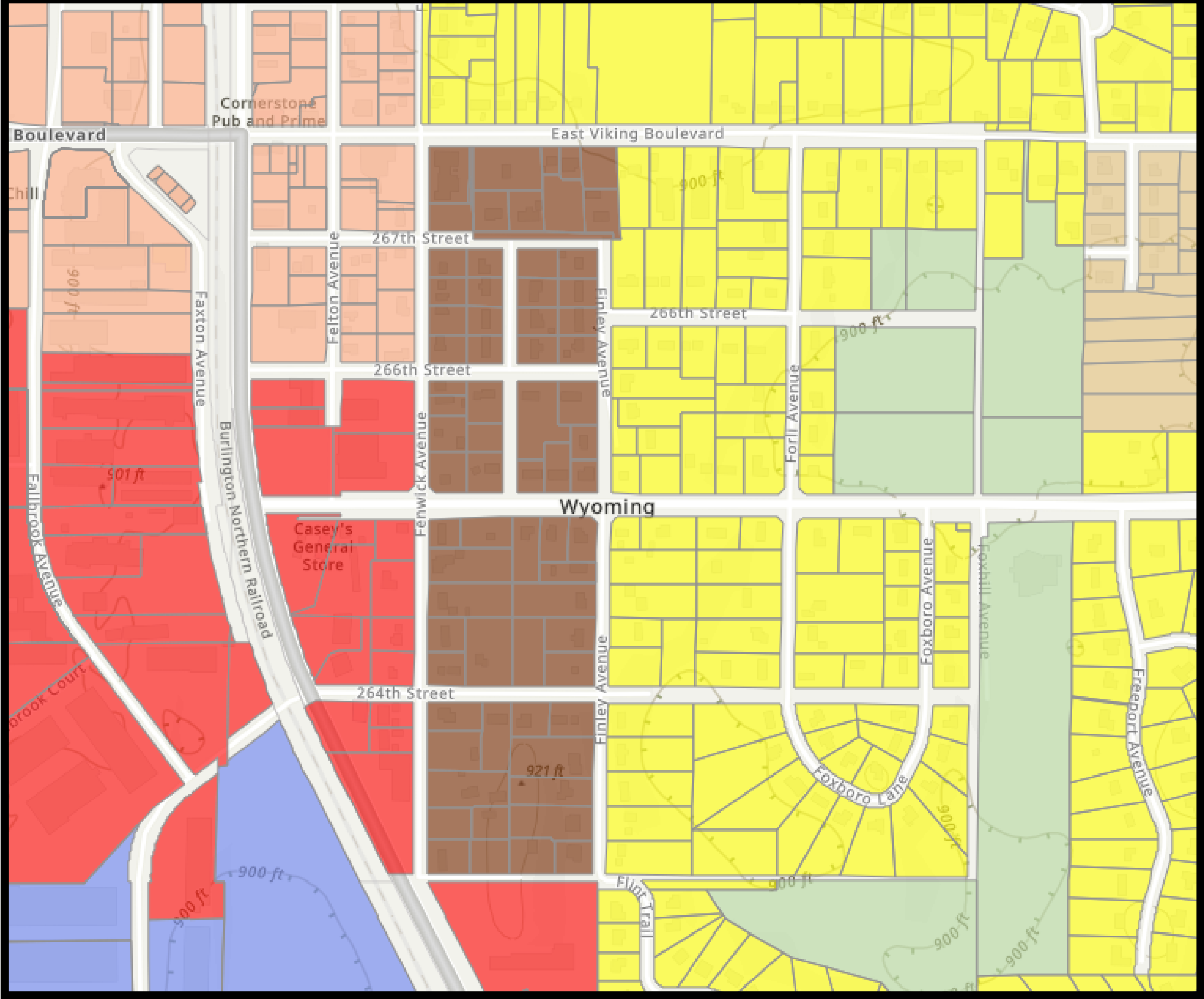
THE MEDIUM- AND HIGH-DENSITY HOUSING DISTRICT IS INTENDED FOR ATTACHED HOUSING UNITS AND NARROW LOT DETACHED HOUSING UNITS

CURRENT ZONING

- Single-family dwellings on lots that are equal to or greater than 5,000 ft² (~.11 acres)
- Apartment buildings are limited to no more than 20 units per acre
- Includes parks, churches, and government administration

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	17
R-4 District	Single-family dwellings are a permitted use	25
CB District	Single-family dwellings are a nonconforming use	20

DOWNTOWN 263RD ST/E VIKING BLVD



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

CENTRAL BUSINESS (CB)

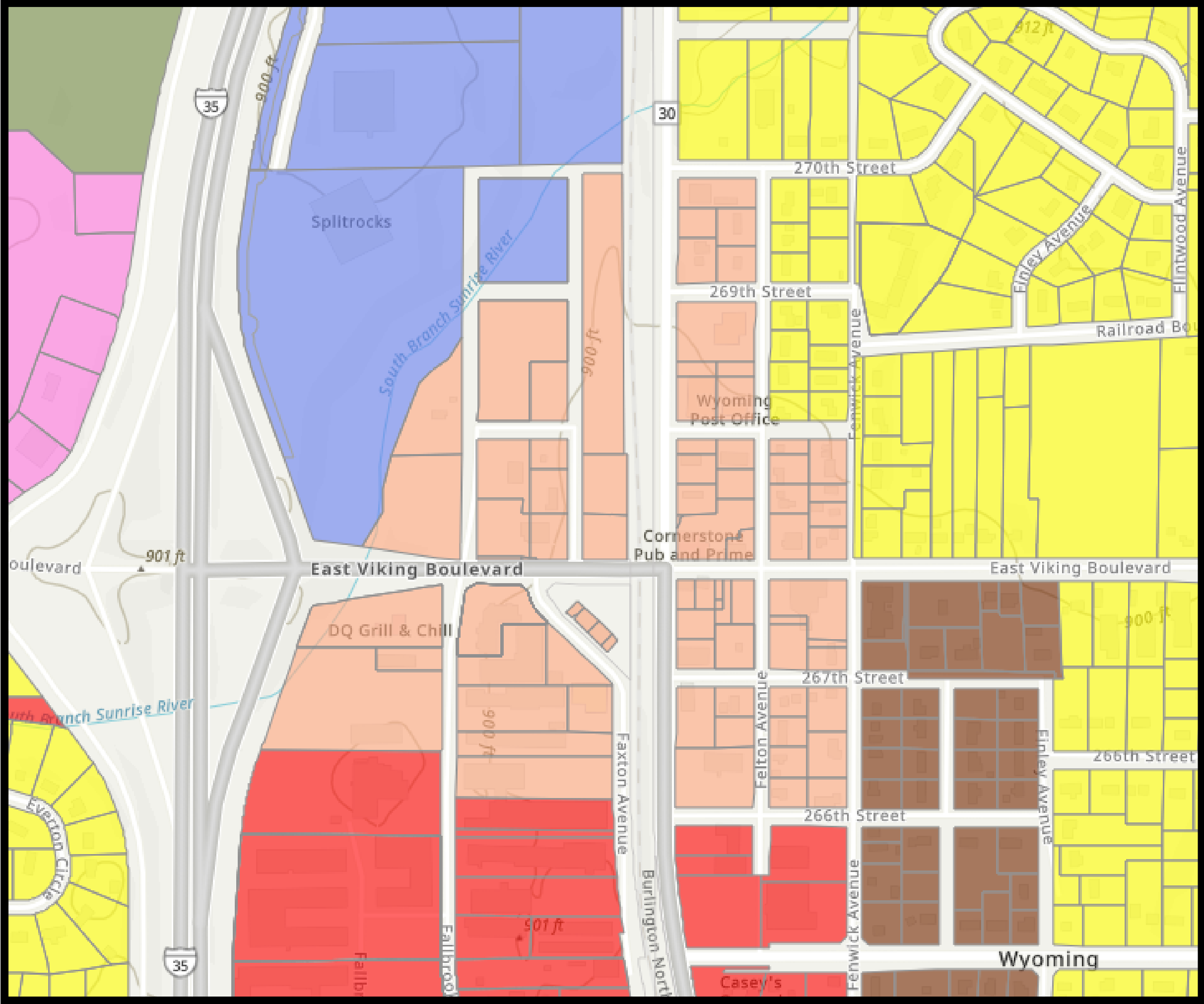
THE CENTRAL BUSINESS DISTRICT IS INTENDED TO SERVE THE PEDESTRIAN
IN A COMPACT CENTRAL AREA OF THE CITY

CURRENT ZONING

- Retail sales, bars, restaurants, offices, daycares, hotels, and motels

Future Rezone	Result	Parcels Affected
C District	Commercial properties are a conforming use	0

DOWNTOWN - E VIKING BLVD & FOREST BLVD



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

COMMERCIAL (C)

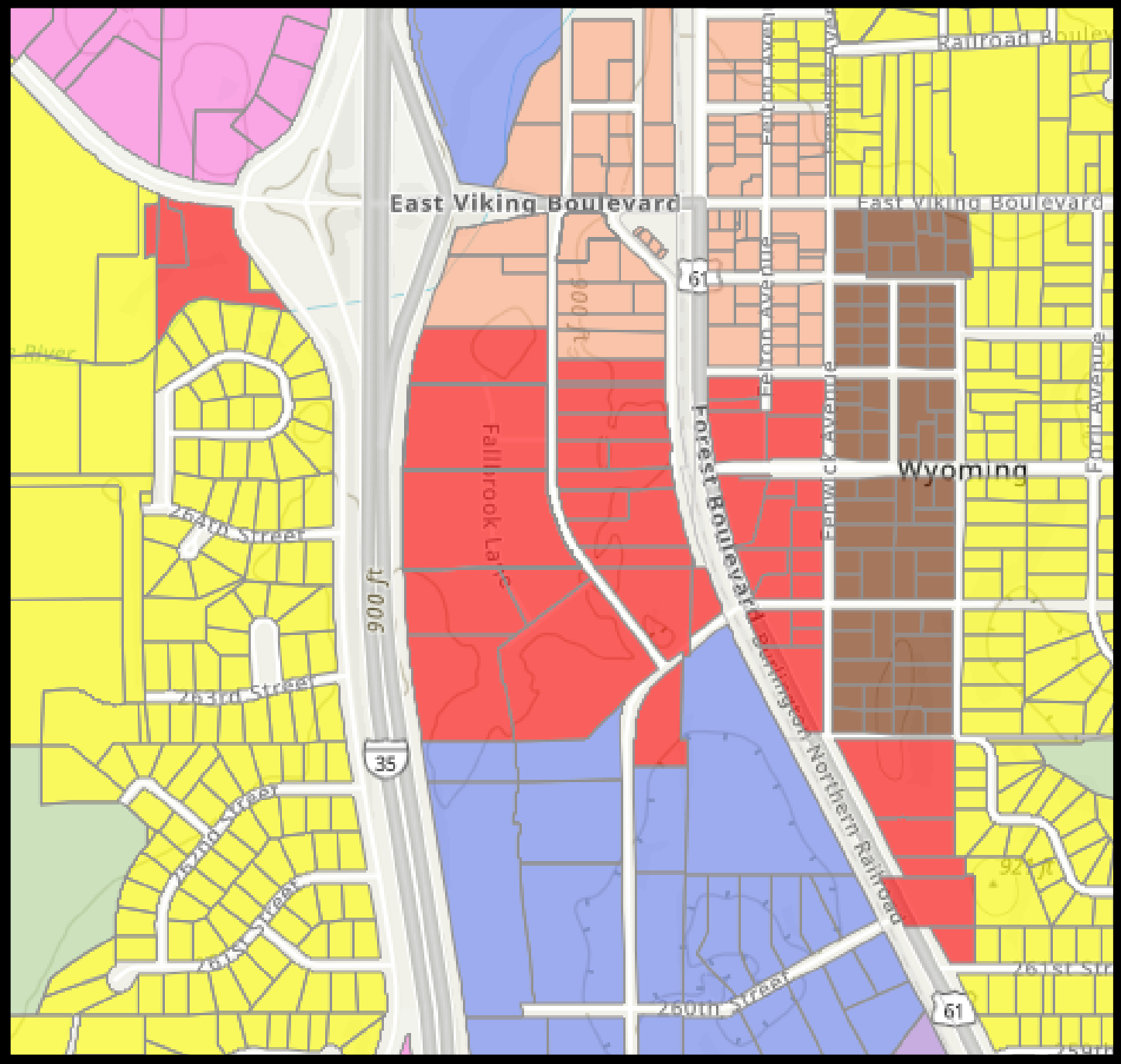
THE COMMERCIAL DISTRICT IS INTENDED TO SERVE THE DEVELOPMENT OF
RETAIL AND SERVICE BUSINESSES THAT REQUIRE AUTOMOBILE TRAFFIC

CURRENT ZONING

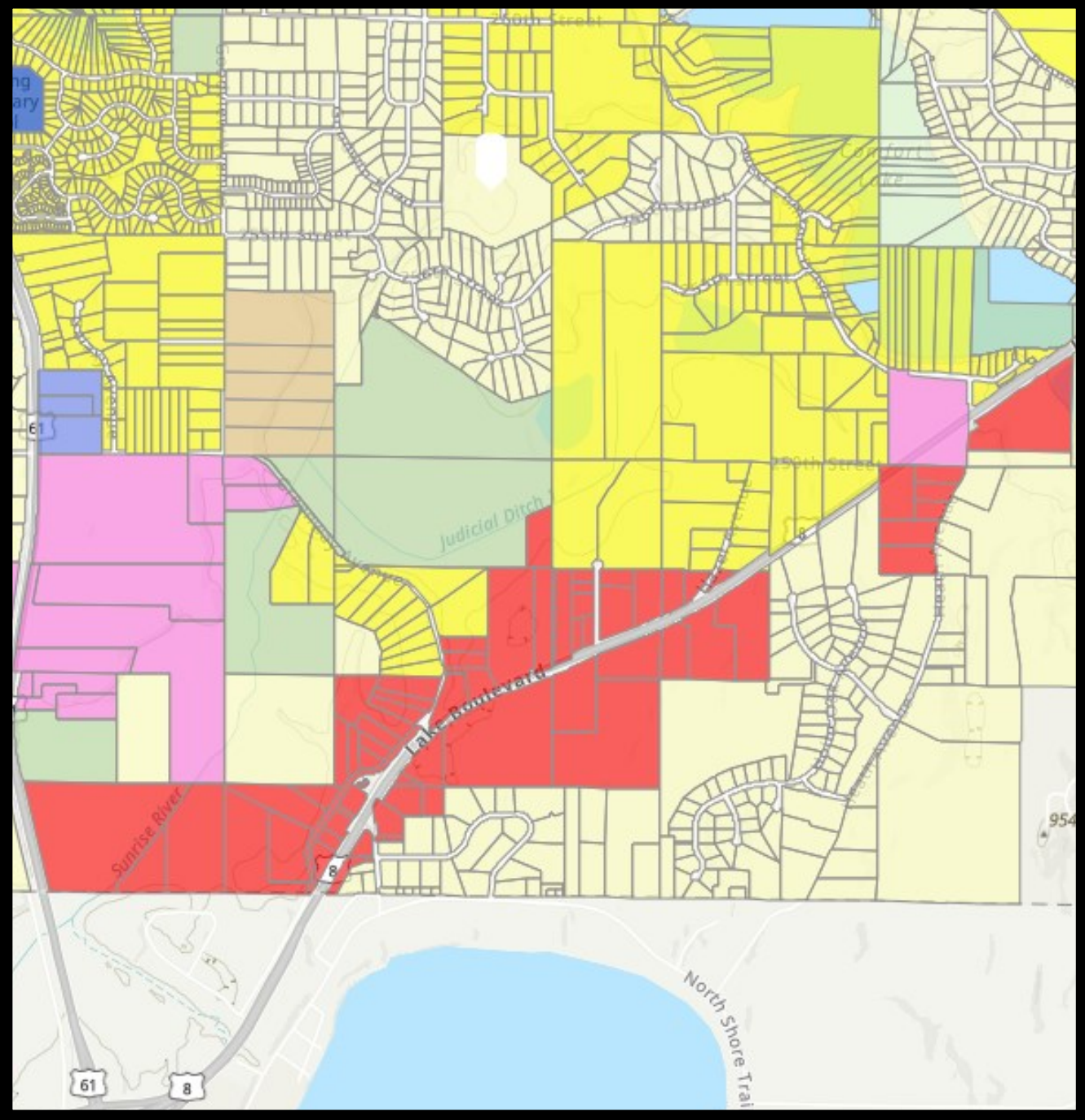
- Retail sales, convenience stores, motor vehicle repair shops, clinic, bars, restaurants, offices, daycares, hotels, and motels

Future Rezone	Result	Parcels Affected
R-3 District	Vacant property - Will need to be built in conformance	1
CB District	Commercial properties are a conforming use	24
MX District	Commercial properties are a conforming use	4
I District	Commercial properties are a conforming use	4

DOWNTOWN - E VIKING BLVD/FOREST BLVD



HIGHWAY 8



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

INDUSTRIAL (I)

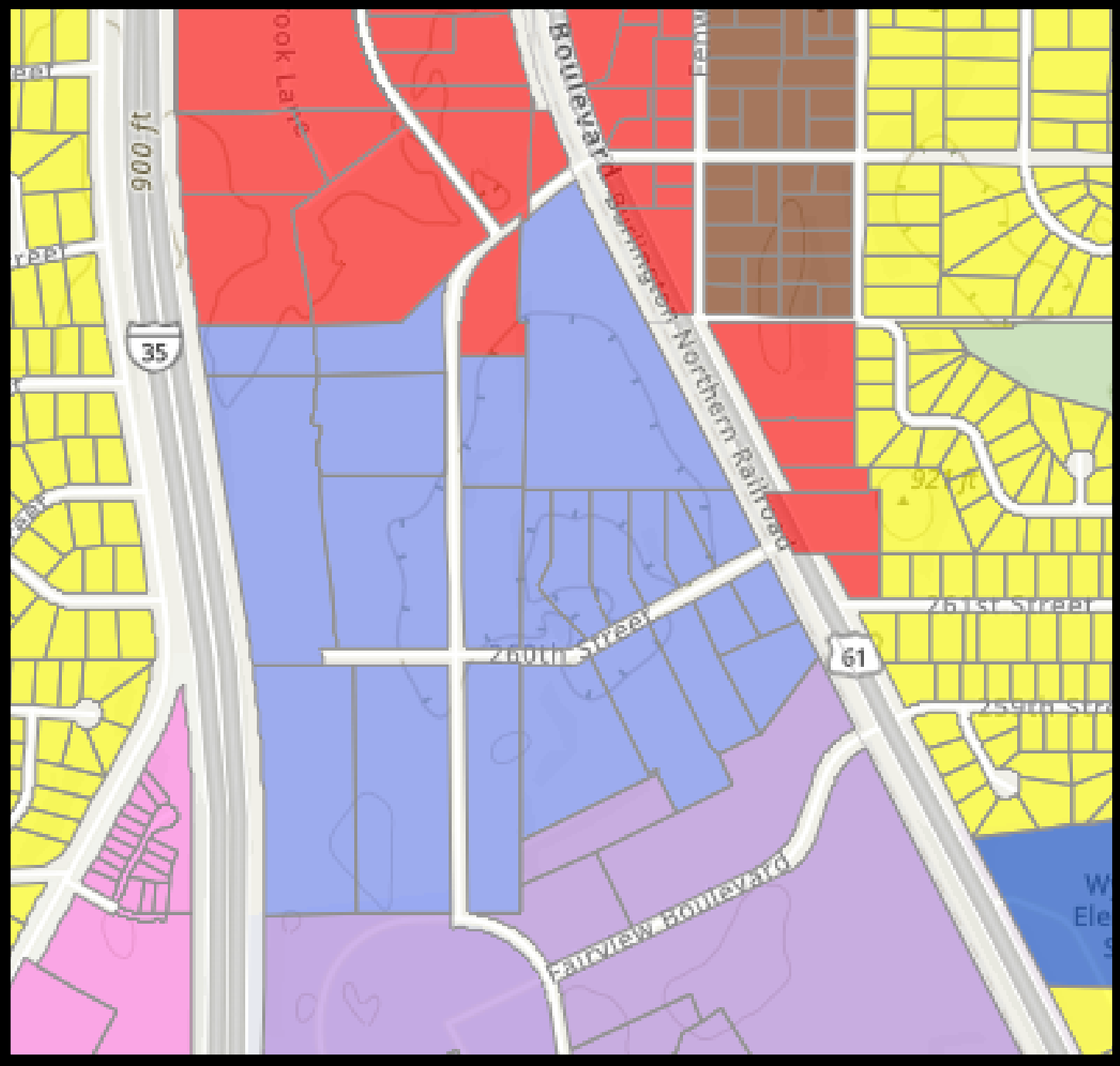
THE INDUSTRIAL DISTRICT IS INTENDED FOR INDUSTRIAL ACTIVITIES;
SEGREGATING THEM TO ENHANCE SAFETY AND MAINTAIN URBAN AESTHETICS

CURRENT ZONING

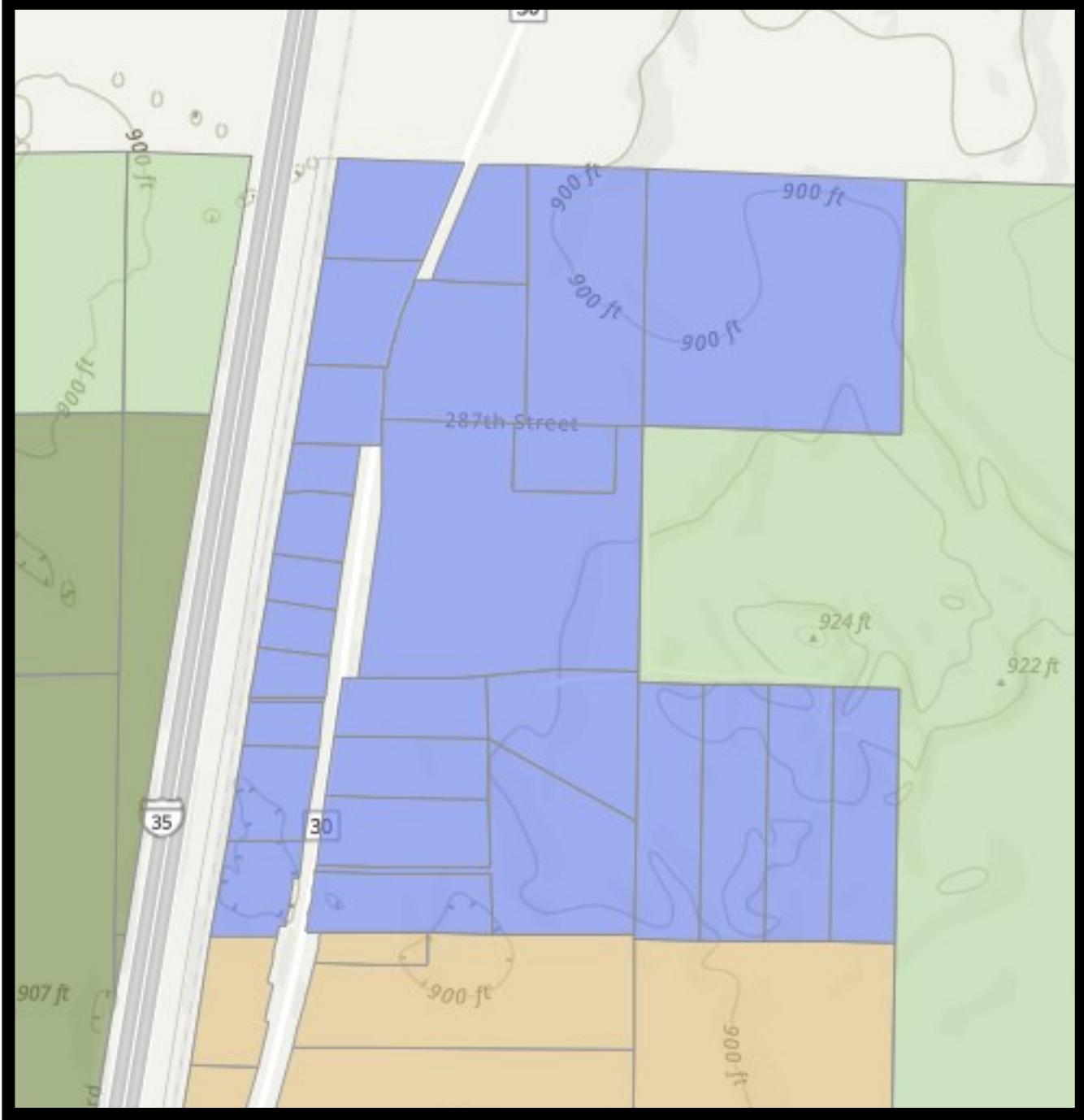
- Manufacturing, warehouses, self-storage facilities, adult businesses, and motor vehicle repair

Future Rezone	Result	Parcels Affected
R-3 District	Industrial uses are a nonconforming use	2
CB District	Industrial uses are a nonconforming use	5
C District	Industrial uses are a nonconforming use	21
OHC District	Industrial uses are a nonconforming use	7

HALLBERG INDUSTRIAL PARK



CITY OF STACY - FOREST BLVD



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