

ORDINANCE NO. 2019-07

AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA ALLOWING AN INCREASED NUMBER OF DWELLING UNITS IN HISTORIC PROPERTIES IN THE R-2 DISTRICT BY SPECIAL USE PERMIT

BE IT ORDAINED by the City Council of the City of Hastings as follows:

Chapter 155 of the Hastings City Code – Zoning Code is hereby amended as follows (Additions to the ordinance are underlined, deletions are ~~stricken through~~, and section numbers may be renumbered):

§ 155.23 R-2 MEDIUM DENSITY RESIDENCE.

(C) Uses by special permit

(5) Historic apartments, subject to the conditions listed at § 155.07.

§ 155.07 SPECIAL PROVISIONS.

(J) Historic apartments - Historic structures may be granted by SUP, a number of dwelling units above what is normally allowed within the zoning district upon adherence to the following provisions:

- (a) That the facility shall be part of a formally designated local, state, or national historic site or district;
- (b) That all dwelling units shall be established within the principal structure;
- (c) That the number of units may be dependent on the amount of off-street parking, as required by the Parking and Loading Requirements of § 155.09;
- (d) That the structure shall have a minimum size of 4,000 finished square feet;
- (e) That the lot shall have a minimum area of 9,000 square feet;

- (f) That the SUP application be reviewed by the Heritage Preservation Commission as required by §30.10;
- (g) That necessary and approved changes are made to the structure with all applicable building permits, HPC review, and payment of applicable fees.
- (h) Dwelling units shall be determined as follows:
 1. One residential dwelling unit per 1,000 square feet of finished structure size shall be allowed.
 2. An additional 1,800 square feet of lot area shall be required for each additional unit in excess of 5 units

§ 155.50 RESIDENTIAL LOT REGULATIONS.

It is unlawful to erect or alter any building within the city unless the following minimum lot and yard areas are provided and maintained in connection with the building.

District	A	R-1	R-1L	R-2, NC, and OSR	R-3	R-4	RMU	R-6
Minimum Lot Area	10 acres	9,000 Other*	18,000 Other*	7,000-one 9,700-two other*	5,000	2,500	12 d.u. per acre	2,500

* Minimum lot area requirements for other uses and all other districts not listed above shall be determined by the city during site plan review or by Special Use Permit for § 155.07(J).

All other sections shall remain unchanged.

ADOPTED by the Hastings City Council on this 6th day of January, 2020



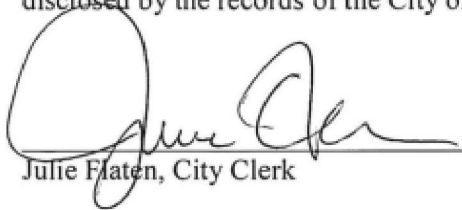
 Mary Fasbender, Mayor

ATTEST:



 Julie Flaten, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 6th day of January 2020, as disclosed by the records of the City of Hastings on file and of record in the office.


Julie Flaten, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JJF)
101 4th St. East
Hastings, MN 55033