

Z-1.0 ARTICLE I - Planning and Zoning Commission

Z-1.01 Planning Commission Created: There is hereby created a Planning Commission consisting of the five members of the City Council. The City Engineer and City Attorney shall be ex-officio members thereof.

Z-1.02 Terms, Compensations, Meetings: The terms of the members of the Planning Commission shall coincide with the terms of the council members, and compensation and meetings shall be as provided by existing legislation.

Z-1.03 Zoning Commission: The Planning Commission shall also serve as the Zoning Commission of the City to hold hearings, make reports and recommendations as to the boundaries of the various original districts and appropriate regulations to be enforced therein, and for changes in or supplements thereto.

Z-2.0 ARTICLE II - Definitions

For the purposes of this Ordinance, the following words and phrases shall have the meanings hereafter given:

Z-2.01 Accessory Building: A building on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

Z-2.02 Accessory Use: A use subordinate to and exclusively for a purpose incidental to the principal use on the lot.

Z-2.03 Basement: A portion of a building located partially underground.

Z-2.04 Boundary Lines: Any line indicating the bounds or limits of any tract or parcel of land; also, a line separating the various use districts as shown on the City Zoning Map.

Z-2.05 Building: Any structure for the shelter, support, or enclosure of persons, animals or property of any kind.

Z-2.06 Conditional Use: A use other than those permitted which must meet certain conditions to insure compatibility with the land uses in a district before such a use may be approved and permitted by the City Council.

Z-2.07 Dwelling, Multiple Family: A residence designed for or occupied by three or more families, with separate housekeeping, cooking, and sanitation facilities for each.

Z-2.08 Dwelling, Single Family: A residence designed for or occupied by one family only.

Z-2.09 Dwelling, Two Family: A residence designed for or occupied by two families only, with separate housekeeping, cooking and sanitation facilities for each.

Z-2.10 Dwelling Unit: A single unit providing complete and independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Z-2.11 Efficiency Dwelling Unit: Any one room unit having cooking and sanitation facilities and used for combined living, dining, and sleeping purposes.

Z-2.12 Family: An individual or two or more persons related by blood or marriage or a group of not more than five persons who need not be related by blood or marriage living together in a dwelling unit.

Z-2.13 Garage, Private: A building or part thereof accessory to a main building and generally providing for the storage of automobiles and in which no occupation or business for profit is carried on.

Z-2.14 Home Occupation: Any gainful occupation or profession conducted within a dwelling unit or attached accessory building by a resident thereof.

Z-2.15 Lot: A parcel of land occupied by or capable of being occupied by one building and the accessory buildings or uses customarily incidental to it, including such open spaces as are required by this Ordinance.

Z-2.16 Lot Coverage: Includes those areas of a lot covered by principal buildings, accessory buildings, and garages but does not include areas used for walkways, access drives, parking spaces, open patios, swimming pools, tennis courts, and landscaping elements.

Z-2.17 Lot of Record: Any lot which is one unit of a plat heretofore duly approved and filed or one unit of an auditor's outlot or a registered land survey, or a parcel of land not so platted, subdivided or registered but for which a deed, auditor's subdivision or registered land survey has been recorded in the office of the County Recorder or Registrar of Titles for Clay County, Minnesota, prior to the effective date of this Ordinance.

Z-2.18 Manufactured Building/Prefabricated Structure: A manufactured building or prefabricated structure is any structure manufactured in accordance with the requirements of the Minnesota Prefabricated Structures and Manufactured Buildings Code promulgated in accordance with Minnesota Statutes Sections 16.85 and 16.852.

Z-2.19 Manufactured Home/Mobile Home: A manufactured home or mobile home means a dwelling manufactured in accordance with the requirements of Minnesota Statutes Sections 327.31 through 327.35

inclusive.

Z-2.20 Mobile Home Park: A site, lot or tract of land which harbors manufactured homes/mobile homes and any building, structure, or enclosure used or intended for use as part of the equipment of such mobile home park.

Z-2.21 Mobile Home Stand: That part of an individual manufactured home/mobile home lot which has been reserved for placement of the manufactured home/mobile home, appurtenant structures or additions.

Z-2.22 Nonconforming Use: A building structure or use of land existing at the time of the adoption of this Ordinance and which does not conform to the provisions of this Ordinance for the district in which the use is located.

Z-2.23 Nursing Home: A healthcare institution licensed to serve aged or infirmed persons who require nursing care and related assistance. Types of nursing care provided in a nursing home include giving medications, applying dressings and bandages, and providing bedside care and other physician prescribed treatments which require the technical knowledge, skill and judgment possessed by registered nurses. Most of the people who receive care in a nursing home are aged, but there are exceptions. A younger person with a severe long-term illness or a crippling disease might also be cared for in a nursing home. Children, however, are never cared for in a nursing home.

Z-2.24 Parking Space, Off Street: A space reserved for parking of a vehicle not on the public streets within the City, including space for maneuvering incidental to parking or unparking. Such spaces shall not encroach upon any public way but shall be accessible from a public way.

Z-2.25 Principal Structure or Use: A use which determines the predominant use as contrasted to an accessory use or building.

Z-2.26 Public: Uses owned by or operated by municipal, school district, county, state or other governmental units.

Z-2.27 Retirement Home: A retirement facility for the elderly who are generally in good health and able to care for themselves. Such facilities are characterized as having separate dwelling units or sleeping rooms with central eating facilities. Such facilities do not contain health facilities for the care of occupants. This definition shall include public housing for the elderly.

Z-2.28 Setback: The distance between a front property line and the front building line of a principal structure or building; projected to the side lines of the lot, and including driveways and parking areas and also including decks and other improvements except where otherwise restricted by this Ordinance.

Z-2.29 Structure: Anything constructed or erected on the ground or attached to something having a fixed location on the ground.

including signs and billboards, manufactured homes/mobile homes, but not including fences or walls used as fences.

Z-2.30 Use: The purposes for which land or a building is designed or intended or for which either land or a building is or may be occupied or maintained.

Z-2.31 Variance: A variance is a relaxation of the terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship. As used in this Ordinance, a variance is authorized only for area, size of structure, size of yards, setback, and side guard requirements, and parking requirements; establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of nonconformities in the zoning district or adjoining zoning districts.

Z-2.32 Yard: An open space on a lot, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance.

Z-2.33 Yard, Front: An open, unoccupied space on the same lot with a main building, extending the full width of the lot, and situated between the street line and the front line of the building projected to the side lines of the lot.

Z-2.34 Yard, Rear: An open, unoccupied space on the same lot with a main building, between the rear line of the building and the rear line of the lot, and extending the full width of the lot.

Z-2.35 Yard, Side: An open, unoccupied space on the same lot with a main building, situated between the building and the side line of the lot, and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

Z-3.0 ARTICLE III - Establishment of Districts

Z-3.01 Use and Areas District Established: For the purposes of this Ordinance, the City of Glyndon, Minnesota, is hereby divided into Use Districts as provided hereinafter.

Z-3.02 Maps and Boundaries: The boundaries of these districts are hereby established as shown on a map entitled THE ZONING MAP OF THE CITY OF GLYNDON, MINNESOTA, which is on file in the office of the City Clerk, which Map with all explanatory matter thereon shall be deemed to accompany, be, and is hereby made, a part of this Ordinance.

Z-3.03 Annexed Property: Property which has not been included with a district and which has become a part of the City by annexation shall automatically be classified as lying and being in the

Residential District until such classification has been changed by an amendment to the Zoning Ordinance as prescribed by law.

Z-4.0 ARTICLE IV - Application of Regulations

Except as provided in this Ordinance:

Z-4.01 Conformity of Buildings and Land: No building, structure, or premises shall be used or occupied, and no building or part thereof or other structure shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered except in conformity with the regulations herein specified for the district, as shown on the official Map, in which it is located.

Z-4.02 Conformity of Buildings: No building, structure or premises shall be erected, altered or used so as to produce smaller yards or less unoccupied area, and no building shall be occupied by more families than prescribed for such building, structure, or premises for the district in which it is located.

Z-4.03 Conformity of Open Spaces: No yard, court or open space, or part thereof, shall be included as a part of the yard, court, or open space similarly required for any other building, structure, or dwelling under this Ordinance.

Z-4.04 Non-reduction of Yards or Lots: No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

Z-5.0 ARTICLE V - Nonconforming Uses

Where, at the effective date of adoption of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

A. No such nonconforming use shall be enlarged or extended to occupy a greater area of land than was occupied at the effective date of this Ordinance;

B. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of this Ordinance;

C. If any such nonconforming use of land ceases for any reason for a period of more than twelve months, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.

Z-5.01 Alterations: A nonconforming building or structure may be altered, improved or reconstructed provided such work is not to an extent exceeding in aggregate cost twenty-five percent of the assessed value of the building or structure, unless the building or structure is changed to a conforming use.

Z-5.02 Changes: No nonconforming building, structure or use shall be changed to any lesser nonconforming use.

Z-5.03 District Changes: Whenever the boundaries of a district shall be changed so as to transfer an area from one district to another district of a different classification, the provisions of Article V of this Ordinance shall apply to any nonconforming uses existing therein.

Z-6.0 ARTICLE VI - Use Districts

The City of Glyndon, Minnesota, is hereby divided into the following Use Districts to be known as:

- R-1 - one or two-family dwellings
- R-2 - one through four-family dwellings
- R-3 - multiple family dwellings
- P - public/semi-public
- C - commercial
- I - industrial

Z-6.01 R-1, One and Two Family Dwellings: In this district single family dwellings and two-family dwellings are permitted uses. Any dwelling house shall not be occupied by more than two families nor may any family be permitted to have more than two roomers and/or boarders per family. In addition, churches and parish houses, gardens and schools, playgrounds and parks shall be permitted uses. Museums, art galleries, private educational schools, retirement homes, nursing homes, convalescent homes, fire stations and police stations, and athletic fields whose purpose is the playing of scheduled sports activities shall all be conditional uses.

Z-6.02 R-2, One through Four-Family Dwellings: All permitted uses in the R-1 district shall be permitted uses in the R-2 district. In addition, residential dwelling units for three and four-family dwellings shall be a permitted use. All conditional uses established in the R-1 district shall be conditional uses of the R-2 district.

Z-6.03 R-3, Multiple Family Dwellings: In this district, all permitted uses for the R-1 and R-2 districts shall be permitted uses. In addition thereto, multiple family dwellings for more than four family units shall be a permitted use. In addition, retirement homes shall be a permitted use within the R-3 district. All conditional uses established for the R-1 and R-2 districts shall be conditional uses of the R-3 district.

Z-6.04 Accessory Uses in R-1, R-2 and R-3 districts: The following accessory uses are permitted in the R-1, R-2 and R-3 districts:

Professional offices within the main dwelling on the lot and home occupations carried out in the main dwelling on the lot shall be permitted for physicians, dentists, clergymen, architects, engineers, attorneys, or similar professional persons who otherwise reside in the main dwelling on the premises. Customary home occupations shall require no non-resident help.

Private garages shall be an accessory use within such districts and any other accessory use customarily incidental to a use authorized in a residential district.

Z-6.05 P, Public/Semi-Public District: The following buildings and uses are permitted within this district: school buildings and activities, municipal uses to include police stations and fire stations, and any other public use.

Z-6.06 C, Commercial District: The following buildings and uses are permitted in this district: retail shops and stores, service establishments, business and professional offices, eating establishments, funeral homes and mortuaries, transportation services, amusements and recreation, wholesale business, storage buildings and warehouses, multiple dwellings above four family units, and any other building or use similar to the uses herein listed in the types of services or goods sold. The following uses shall required a conditional use permit:

Any residential dwelling unit from one to four units which are permitted within the R-1 and R-2 districts.

Z-6.07 Industrial District: Permitted uses in this district shall include the compounding, assembly, treatment, manufacture, processing and packing of articles or materials.

No dwelling or dwelling units shall be permitted in this district. In addition, no acetylene gas manufacture, or ammonia or chlorine manufacture shall be permitted in this district. Anhydrous ammonia bulk storage plants and any other trade, industry, or use that will be injurious, hazardous, noxious, or offensive to an extent equal to or greater than an acetylene gas manufacture, ammonia or chlorine manufacture, or anhydrous ammonia bulk storage plant shall not be permitted.

Z-7.0 ARTICLE VII- Manufactured Home/Mobile Home Parks

Manufactured homes/mobile homes will be permitted only in manufactured home/mobile home parks. No manufactured home/mobile home may be utilized as residential units on residential lots. The location of all manufactured home/mobile home parks shall be by special use permits granted following a public hearing.

Any special use permit granted for the operation of a manufactured home/mobile home park shall require that such park shall be operated according to the regulations of the Minnesota Department of Health and the City of Glyndon.

Z-7.01 The manufactured home/mobile home units in the expanded position shall not cover or occupy more than forty percent of the manufactured home/mobile home lot, including all appurtenant enclosed structures.

Z-7.02 No manufactured home/mobile home shall be located closer than ten feet to the property lines of each manufactured home/mobile home lot. This requirement includes expandable units and added structures.

Z-7.03 No manufactured home/mobile home unit shall be located closer than twenty-five feet to any public right of way and not less than ten feet from a manufactured home/mobile home lot line.

Z-7.04 No manufactured home/mobile home unit shall be located closer than twenty feet to the exterior property lines of manufactured home/mobile home parks.

Z-7.05 Every manufactured home/mobile home lot shall have two off-street parking spaces of not less than 400 square feet in area. Such parking spaces shall be provided either within the lot space or elsewhere within the manufactured home/mobile home park, no farther than 200 feet from such lot.

Z-7.06 Each access road shall connect with a street or highway, have a minimum width of not less than twenty-five feet, be well marked for daytime use and be adequately lighted at night.

Z-7.07 The manufactured home/mobile home park plan must be submitted to the Glyndon Planning Commission for review of the design in relation to traffic points of access and egress.

Z-7.08 All areas used for access, egress, parking and circulation shall be paved in a manner, and according to standards, prescribed by the Glyndon Planning Commission.

Z-7.09 Each manufactured home/mobile home shall abut on a driveway or other clear area with unobstructed access to a public street.

Z-7.10 All essential public services must concur with the standards set forth by the Federal Housing Administration and the State of Minnesota.

Z-8.0 ARTICLE VIII - Off-Street Parking

In determining the area, two hundred square feet shall be required for each off-street parking space. The gross area shall include areas required for driveways.

Off-street parking for vehicles shall be required as follows:

Z-8.01 Residences: Two off-street parking spaces for each dwelling unit.

Z-8.02 Churches: One off-street parking space for each five seats in the main place of public assembly.

Z-8.03 Libraries: One off-street parking space for each employee, plus one square foot of off-street parking space for each square foot of floor space.

Z-8.04 Community Halls and Auditoriums: One off-street parking space for each five seats in the main auditorium.

Z-8.05 Medical and Dental Offices and Clinics: Four off-street parking spaces for each doctor, and one off-street parking space for each other employee.

Z-8.06 Hospitals and Sanitariums: One off-street parking space for each four beds and one off-street parking space for each staff member or employee.

Z-8.07 Commercial Greenhouses: Four off-street parking spaces for each one thousand feet of floor space devoted to retail sales.

Z-8.08 Hotels, Motels, Auto Courts and Rooming Houses: One off-street parking space for each unit.

Z-8.09 Retail/Commercial Buildings: Four off-street parking spaces for each one thousand square feet of floor space in the building.

Z-8.10 Wholesale Warehouses and Offices: One off-street parking space for each employee and each company owned or operated vehicle and not less than four additional off-street parking spaces for customers.

Z-9.0 ARTICLE IX - Area Districts

Z-9.01 Area Regulations - Residential Districts: In any Use District no residence building shall hereafter be erected, established or altered on a lot having a lot area of not less than the square feet required, as follows:

Z-9.01.01 One-Family: Not less than 8,000 square feet

Minimum lot width: Not less than 75 feet of lot width measured along the front building line

Minimum floor area ratio: Not over 25% of the lot area

Z-9.01.02 Two-Family: Not less than 10,000 square feet

Minimum lot width: Not less than 85 feet of lot width measured along the front building line

Minimum floor area ratio: Not over 30% of the lot area
Z-9.01.03 Multi-Family: Not less than 20,000 square feet

Minimum lot width: Not less than 100 feet of lot width measured along the front building line

Minimum floor area ratio: Not over 40% of the lot area

Z-10 ARTICLE X - Yard Regulations

Z-10.01 One and Two-Family Districts: In these districts there shall be:

Front yard of not less than 25 feet;

Side yard on each side of not less than 15 feet;

Rear yard of not less than 75 feet.

Z-10.02 Multi-Family District: In these districts there shall be:

Front yard of not less than 25 feet;

Side yard on each side of not less than 15 feet;

Rear yard of not less than 100 feet.

Z-11 ARTICLE XI - Enforcement

Z-11.01 Administrative Official: The City Council shall annually appoint the City Codes Administrator and shall determine the salary for that office. The City Clerk may serve in that capacity. Except as otherwise provided herein, the City Codes Administrator shall administer and enforce the provisions of this Ordinance, including the receiving of applications, the inspection of premises, and the issuing of building permits. No building permit or certificate of occupancy shall be issued by him except where the provisions of this Ordinance have been complied with.

Z-11.02 Building Permit Required: No building or structure shall be erected, added to, or structurally altered until a permit therefor has been issued by the City Codes Administrator. All applications for such permit shall be in accordance with the requirements herein and, unless upon written order of the Board of Adjustment, no such building permit or certificate of occupancy shall be issued for any building where said construction, addition or alteration or use thereof would be in violation of any of the provisions of this ordinance.

A building permit shall not be required, however, for any of the following work:

A. Fences not over 6 feet high;

B. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall unless the same should support a surcharge or impound flammable liquids;

C. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below;

D. Painting, papering and similar finish work;

E. Prefabricated swimming pools which are entirely above the adjacent grade and whose capacity does not exceed 5,000 gallons.

F. One story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet;

G. Reshingling of roofs;

H. Insulation of attics and exterior walls provided that no internal remodeling is required as a result thereof.

Unless otherwise exempted by the terms of this ordinance, separate plumbing, electrical and mechanical permits will be required for the above exempted items if applicable.

Exemption from the permit requirements of this ordinance shall not be deemed to grant authorizations for any work to be done in any manner in violation of the provisions of this code or any of the other laws or ordinances which are in force with the City of Glyndon.

Z-11.02.01 Matter Accompanying Application: There shall be submitted with all applications for building permits 2 copies of a layout or plat drawn to scale showing the actual dimensions of the lot to be built upon, the exact size and location on the lot of the building and accessory buildings to be erected, and such other information as may be necessary to determine and provide for the enforcement of this Ordinance.

Z-11.02.02 Payment of Fees: All building permits shall be obtained through the City of Moorhead Codes Office and a zoning permit shall be obtained from the City Clerk of the City of Glyndon upon payment of such fees as may be required by either office.

Z-11.03 Certificates of Occupancy:

Z-11.03.01 No land shall be occupied or used, and no building hereafter erected, altered, or extended shall be used or changed in use until a certificate of occupancy shall have been issued by

the City Codes Administrator, stating that the building or proposed use thereof complies with the provisions of this Ordinance.

Z-11.03.02 No nonconforming use shall be maintained, renewed, changed or extended without a certificate of occupancy having first been issued by the City Codes Administrator therefor.

Z-11.03.03 All certificates of occupancy shall be applied for coincident with the application for a building permit. Said certificate shall be issued within 10 days after the erection or alteration shall have been approved.

Z-11.03.04 The City Codes Administrator shall maintain a record of all certificates and copies shall be furnished, upon request, to any person have a proprietary or tenancy interest in the building affected.

Z-11.03.05 No permit for excavation for, or the erection or alteration of, or repairs to, any building shall be issued until an application has been made for the certificate of occupancy.

Z-11.03.06 Under such rules and regulations as may be established by the Board of Adjustment and filed with the City Codes Administrator, a temporary certificate of occupancy for not more than 30 days for a part of the building may be issued by the Codes Administrator.

Z-12.0 ARTICLE XII - Board of Adjustment

Z-12.01 Creation, Appointment and Organization: A Board of Adjustment is hereby created and shall consist of three members appointed for alternating 3-year terms by the City Council, so that one member of the Board of Adjustment is appointed each year for a 3-year term. The said Board shall elect a chairman from its membership, shall appoint a secretary, and shall prescribe rules for the conduct of its affairs.

Z-12.02 Powers and Duties: The Board of Adjustment shall have all the powers and duties prescribed by law and by this Ordinance, which are more particularly specified as follows:

Z-12.02.01 Interpretation: Upon appeal from a decision by an administrative official, to decide any question involving the interpretation of any provision of this Ordinance, including determination of the exact location of any district boundary if there is uncertainty with respect thereto.

Z-12.02.02 Variances: To vary or adapt the strict application of any of the requirements of this Ordinance in the case of exceptionally irregular, narrow or shallow lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved, but in no other case. No variance in the strict application of any provision of this Ordinance shall be granted by the Board of Adjustment unless it finds:

That there are special circumstances or conditions, fully described in the findings, applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that said circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building;

That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of the land or building, and that the variance as granted by the Board is the minimum variance that will accomplish this purpose;

That, the granting of the variance will be in harmony with the general purpose and intent of this Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in determining its findings, shall take into account the number of persons residing or working in such buildings or upon such land, and traffic conditions in the vicinity.

Z-12.03 Procedure. The Board of Adjustment shall not act in strict accordance with the procedure specified by law and by this Ordinance. All appeals and applications made to the Board shall be in writing, on forms prescribed by the Board. Every appeal or application shall refer to the specific provision of the Ordinance involved, and shall exactly set forth the interpretation that is claimed, the use for which the special permit is sought, or the details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted, as the case may be. Every decision of the Board of Adjustment shall be by resolution, each of which shall contain a full record of the findings of the Board in the particular case. Each such resolution shall be filed in the office of the City Clerk.

Z-12.04 Notice of Hearing. No action of the Board shall be taken on any case until after 10 days notice has been given to all parties known to be affected and a public hearing has been held.

Z-13.0 ARTICLE XIII - Amendments

Z-13.01 The City Council may, from time to time, amend this Ordinance by supplementing, changing, modifying, or appealing any of the regulations, restrictions, or other provisions thereof, or of the District Map, or of the districts in said Map, or of the boundaries of such district. A proposed amendment may be initiated by said City Council on its motion, or upon receipt of a petition therefor from any interested person, or persons, or agent thereof.

Z-13.02 Action by City Council - Public Hearing: The City Council shall hold a public hearing on any proposed amendment, after which the proposed amendment may be passed. Not less than 15 days notice of the time and place of holding such hearing shall first be published in the official City newspaper. A hearing shall be granted to any person interested, and the time and place specified.

Z-13.03 Vote After Protest: If a protest against a change, supplement, modification, amendment or repeal is filed and signed by owners of 20% or more of the area of the lots included in such proposed change, or of those immediately adjacent to the rear thereof extending 150 feet therefrom, or of those directly opposite thereto extending 150 feet from the street frontage of such opposite lots, the amendment shall not become effective except by the favorable vote of 80% of all the members of the City Council.

Z-14.0 ARTICLE XIV - Enforcement

Z-14.01 The building official designated by the City Council shall administer and enforce this Ordinance. He may be provided with the assistance of such other persons as the City Council may direct. If such official shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violation and indicate the nature of the violation and order the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with, or to prevent violation of, its provisions.

Z-14.02 A violation of any provision of this Ordinance, or a violation of or refusal or failure to comply with the regulations, orders and requirements of this Ordinance, shall constitute a misdemeanor; said violation shall be punishable by a fine not to exceed \$500.00 or by confinement in the County Jail not to exceed 90 days, or both.

Z-15.0 ARTICLE XV - Effective Date

Z-15.01 This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

CITY OF GLYNDON, MINNESOTA

By: Dennis D. Wahl
Dennis Wahl, Mayor

Dated _____

ATTEST:

Dennis Johnson
Dennis Johnson, City Clerk