

ORDINANCE NO. 91

An ordinance amending the Zoning Ordinance for the City of Glyndon and particularly Articles IX and X thereof.

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

Section 1: Z-9.0 Article IX - Area Districts, of the City of Glyndon Zoning Ordinance is hereby amended to read as follows:

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 7,500 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 9,000 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 30% of the lot area

Z-9.01.03 Three- and Four-Family Units: Not less than 10,000 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 40% of the lot area

Z-9.01.04 Five- and Six-Family Units:  
Not less than 14,000 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-9.01.05 More than Six-Family Units:  
Not less than 14,000 square feet plus  
400 additional square feet for each  
unit in excess of six units

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, of the City  
of Glyndon Zoning Ordinance is hereby amended  
to read as follows:

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 10 feet or 10% of the lot  
width, whichever is greater;

Rear yard of not less than 25 feet.

Z-10.02 Multi-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 10 feet or 10% of the lot  
width, whichever is greater;

Rear yard of not less than 25 feet  
for three- and four-family units  
and 10 feet for any unit larger than  
four-family units.

On multi-family buildings in excess  
of four-family units, a garage or  
parking lot may be exempted from the  
side yard and/or rear yard requirements  
if appropriate.

Section 2: 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 R. Wahl  
Dennis Wahl, Mayor

Dated: August 16, 1982

ATTEST:

Dennis Johnson  
Dennis Johnson, City Clerk