

**GREATER BEMIDJI AREA JOINT PLANNING BOARD
BELTRAMI COUNTY, MINNESOTA
ORDINANCE NO. 2021-04**

AN ORDINANCE REGARDING FRONT YARD SETBACK STANDARDS

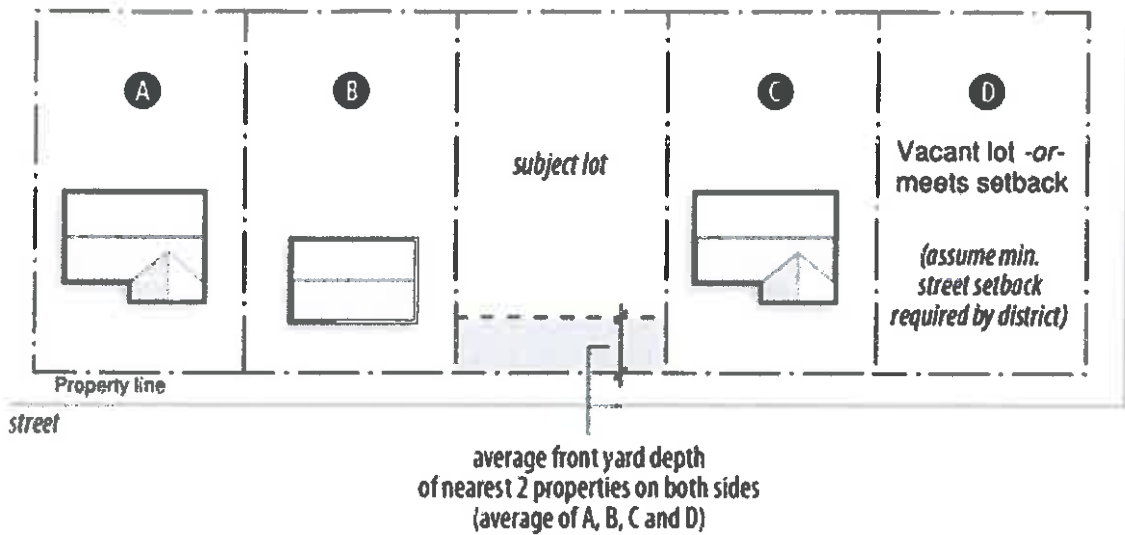
THE GREATER BEMIDJI AREA JOINT PLANNING BOARD ORDAINS:

Section I. Section 109 of the Greater Bemidji Area Zoning and Subdivision Ordinance is hereby amended by adding the following definitions:

Variable Front Yard Setback: A waiver from the strict enforcement of the front yard setback shown for a specific property, as established in §401(C)(6) of this Ordinance.

Section II. Section 401 (Minimum Lot Size Requirements and Bulk Requirements) of the Greater Bemidji Area Zoning and Subdivision Ordinance is hereby amended by adding the following text and figure under item C:

6. A variable front yard setback may be granted for properties in R-3 through R-6 districts by the Planning Director where the majority (greater than 66% of properties) of existing development on the same block face is set back less than the required amount outlined in §402. In such case, the front yard setback may be the average setback line of the nearest two properties on both sides of the subject lot on that block face. If any of those properties are vacant, or meet or exceed the minimum setback of the district, then the minimum is used for the purposes of the calculation. In the absence of existing development on a particular block face, and where the majority of existing development on an opposing block face is set back less than the required setback, the front yard setback may be the average setback line for the entire opposing block face. Any property utilizing a variable front yard setback must still meet a minimum setback of 10 feet from the right-of-way.



Section III. Effective Date. This ordinance shall become effective upon its passage and the first day of publication.

Adopted this 9 day of June, 2021.

Ayes: Frenzel, Kelly, Peterson, Erickson, Prince

Nays: None

Absent: None

Joint Planning Commission Public Hearing & Recommendation: Recommended approval May 27, 2021

Joint Planning Board Meeting: Approved June 9, 2021

ATTEST:

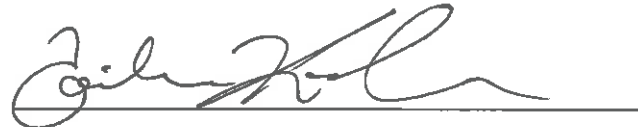


 Jamin Carlson, Planning Director

**BY THE GREATER BEMIDJI AREA
 JOINT PLANNING BOARD:**


 _____ 6-25-21
 Jess Frenzel, Chairperson

Subscribed and sworn to before me
 this 25 th day of June, 2021.



Notary Public

