

**CITY OF LAFAYETTE,
MINNESOTA ORDINANCE 157**

AN ORDINANCE AMENDING THE ZONING CODE

WHEREAS, the City of Lafayette adopted its most recent zoning ordinance on 12/27/1990, which has subsequently been codified in City Code Chapter 151, as amended; and

WHEREAS, the Council of the City of Lafayette has now determined that the zoning code requires updates due to changes in the law, and it will better serve the City and members of the public if it contains additional changes and clarifications.

NOW, THEREFORE, the City Council of the City of Lafayette, Nicollet County, State of Minnesota, hereby ordains as follows:

1. Code § 151.038 (G), R1 STANDARDS, shall be amended to the following:
 - (A) Street setback: minimum of 25 feet.
 - (B) Lot line setback: minimum of five feet.
 - (C) Lot area: minimum of 6,500 square feet plus 2,000 more for each dwelling unit over one.
 - (D) Lot width: minimum of 65 feet.
 - (E) Lot depth: minimum of 100 feet.
 - (F) Building height: maximum of 25 feet.
 - (G) Dwelling: minimum of 20 feet width and on permanent foundation.
 - (H) Street frontage: minimum of 25 feet on a street other than an alley.
 - (I) Alley Set-back: Minimum of ten feet, from the right of way.
2. § 151.149 VARIANCES AND APPEALS PROCEDURE, shall be amended to the following:
 - (A) The procedure for taking action on a variance or an appeal shall be as follows.
 - (1) An application for a variance or an appeal of the requirement, decision or determination of an administrative officer shall be filed with the City Clerk stating the practical difficulties claimed. A certificate of survey or drawing may be required to be part of the findings and records.

(2) The request shall be referred to the Board of Adjustment and Appeals for consideration and public hearing.

(3) The Board of Adjustment and Appeals shall cause to be published, a notice of public hearing, in the official newspaper at least ten days prior to the date of the hearing.

(4) The Board of Adjustment and Appeals shall cause the adjoining property owners to the site of the proposal to be notified by letter at least ten days prior to the date of the hearing.

(5) Within 60 days, the Board of Adjustment and Appeals shall hold the public hearing, make its order deciding the matter and shall serve a copy of the order upon the appellant or petitioner by mail.

(6) The decisions of the Board of Adjustment and Appeals are final subject to judicial review in the District Court.

(7) The Board of Adjustment and Appeals shall provide for a record of its proceedings which shall include the minutes of its meetings, its findings, and the action taken on each matter heard by it, including the final order.

(8) The City Clerk will provide a certified copy of a variance granted, including the legal description of the property involved, to the applicant, who shall file the variance with the County Recorder of the county in which the municipality is located.

(B) The following rates are adopted to implement the provisions of this chapter.

(1) A fee per occurrence shall be charged to each person who applies for a land use permit. Fees shall be set by the City Council by ordinance.

Adopted: _____, ____, 2026

Curt Tauber, Mayor

Attest:

Allan E. Fox, Interim City Clerk

First Reading: 4/13/2026

Public Hearing: 5/11/2026

Second Reading/Adoption: 5/11/2026

Publication: