

ORDINANCE NO. 24-02
AN ORDINANCE AMENDING THE LAND USE AND SUBDIVISIONS ORDINANCE
AS IT RELATES TO THE HIGHWAY MIXED-USE ZONING DISTRICT
CITY OF EMILY
COUNTY OF CROW WING, STATE OF MINNESOTA

The City Council of the City of Emily does ordain as follows:

Section 1. Purpose and Intent. The purpose and intent of this Ordinance is to amend the Emily Land Use and Subdivisions Ordinance by modifying Section 152.042 “Highway Mixed-Use (HMU)” to update the intent and purpose of the zoning district.

Section 2. Amendments. Section 152.042 “Highway Mixed-Use (HMU)” shall be amended to include the following highlighted language and remove the following strikethrough language:

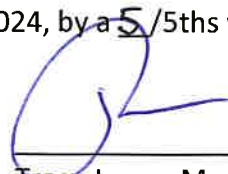
§ 152.042 HIGHWAY MIXED-USE (HMU).

(A) Intent and purpose. ~~To establish and maintain a land use district for a mix of residential and commercial uses. Commercial development in this zone relies less on walking, biking and other similar modes of transportation and more on automobile traffic. Highway Mixed Use Zones should be located outside of the Downtown Mixed Use District, but along highway and county road corridors. Residential development is likely to be single family, either as accessory to the commercial use or as the principal use with the commercial component being secondary or a home occupation.~~ To create and maintain a land use district which gives opportunity for residential and commercial development along highway access corridors. The creation of this district should work within the goals of the comprehensive plan, not diminishing the natural beauty of the area. Screening and larger lots will be required to minimize visibility from roadways and neighboring lots. Single Family residential development is likely the primary use, with secondary use being commercial or a home occupation.

Section 3. Repeal. This ordinance shall supersede and repeal all ordinances or policies inconsistent herewith.

Section 4. Effective Date. This ordinance shall become effective upon its passage and publication as provided by law.

Passed by the City of Emily Council this 14th day of May, 2024, by a 5/5ths vote.



Tracy Jones, Mayor

Attest: 
Cari Johnson, City Clerk/Treasurer