

**CITY OF PLYMOUTH  
AGENDA  
Regular Planning Commission  
Council Chambers  
3400 Plymouth Boulevard, Plymouth, MN  
January 21, 2026, 7:00 PM**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**2. PUBLIC FORUM** - Individuals may address the commission about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the commission will continue with the agenda. The commission will take no official action on items discussed at the forum, with the exception of referral to staff for future report.

**3. APPROVE AGENDA** - Planning Commission members may add items to the agenda for discussion purposes or staff direction only. The commission will not normally take official action on items added to the agenda.

**4. CONSENT AGENDA** - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

**4.1** Approve the January 7, 2026, Special Meeting minutes.

1. Special Meeting Minutes

**4.2** Approve the January 7, 2026, minutes.

1. Minutes

**5. PUBLIC HEARINGS**

**5.1** Annual update to the zoning ordinance and city code (City of Plymouth -- 2026-001)

1. Ordinance amending Zoning Ordinance
2. Ordinance amending City Code
3. April 2025 Letter from Anne Pierce regarding Bee Regulations

**6. NEW BUSINESS**

**6.1** Appointment of Planning Commission Chairperson and Vice Chairperson

**7. ADJOURNMENT**

**To:** Planning Commission

**Prepared by:** Lori Sommers, Planning Manager

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Approve the January 7, 2026, Special Meeting minutes.**

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**1. Action Requested:**

Motion to adopt the minutes.

**2. Background:**

The Planning Commission met on January 7, 2026, Special Meeting.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Special Meeting Minutes

# Approved Minutes Special Planning Commission Meeting January 7, 2026

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 5:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on January 7, 2026.

COMMISSIONERS PRESENT: Chair Michael Boo, Julie Olson, Josh Fowler, Neha Markanda and Marc Anderson

COMMISSIONERS ABSENT: Jim Willis and Bill Wixon

STAFF PRESENT: Planning Manager Lori Sommers, Engineering Services Manager Chris McKenzie, Associate Planner Geoff Solomonson, Associate Planner Sophia Kucera, Senior Planner Shawn Drill, Environmental Stewardship Coordinator MK Anderson, Community and Economic Development Director Grant Fernelius

## **Call to Order**

## **Topics**

### **(2.1) Complete Streets Presentation**

Engineering Services Manager Chris McKenzie presented on Complete Streets update.

### **(2.2) 2026 Planning Commission Work Plan**

Planning Manager Lori Sommers presented on 2026 work plan for the Planning Commission.

## **Adjournment**

Chair Boo adjourned the meeting at 6:10 p.m.



**To:** Planning Commission

**Prepared by:** Lori Sommers, Planning Manager

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Approve the January 7, 2026, minutes.**

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**1. Action Requested:**

Motion to adopt the minutes.

**2. Background:**

The Planning Commission met on January 7, 2026.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Minutes

# Proposed Minutes Planning Commission Meeting January 7, 2026

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on January 7, 2026.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Josh Fowler, and Neha Markanda

COMMISSIONERS ABSENT: Jim Willis and Bill Wixon

STAFF PRESENT: Planning Manager Lori Sommers, Engineering Services Manager Chris McKenzie, Associate Planner Geoff Solomonson, Senior Planner Shawn Drill, and Community and Economic Development Director Grant Fernelius

Chair Boo led the Pledge of Allegiance.

## **Call to Order**

## **Public Forum**

## **Approval of Agenda**

Motion was made by Commissioner Anderson and seconded by Commissioner Olson to approve the agenda. With all Commissioners voting in favor, the motion carried.

## **Consent Agenda**

**(4.1) Planning Commission minutes from special meeting held on November 19, 2025.**

**(4.2) Planning Commission minutes from regular meeting held on November 19, 2025.**

Motion was made by Commissioner Fowler and seconded by Commissioner Olson to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

## **Public Hearing**

**(5.1) Conditional use permit to allow a “sports and fitness club” use within an existing industrial building, for property located at 13800 24<sup>th</sup> Avenue North (Thorney Training LLC – 2025074)**

Associate Planner Solomonson presented the staff report.

Chair Boo introduced Brent Thorney, the applicant, who stated that he was present to address any questions.

Commissioner Anderson asked if this would be only baseball or whether there would be softball as well.

Mr. Thorney stated that they planned to begin with baseball and offer softball training later.

Commissioner Markanda asked for information about the hours of operation.

Mr. Thorney replied that Monday through Friday they would have staffed hours from 4 to 9 p.m. and from 9 a.m. to 5 p.m. on the weekends. He explained that they would have a coded entry for the facility, which would allow access to children with parents at other times.

Commissioner Markanda asked the number of employees who would be present on site at any time.

Mr. Thorney replied that during training times, they would have three to four staff members. He explained that the scheduling system would allow up to eight kids to sign up with one instructor. He explained that the instructors would be split between pitching, hitting, and the weight room.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Commissioner Anderson commented that it is nice to have sports facilities in Plymouth, and this will continue to expand that offering.

**Motion was made by Anderson, and seconded by Commissioner Markanda, to recommend approval of a conditional use permit to allow for a sports and fitness club use in the I-2 (general industrial district) for the property at 13800 24<sup>th</sup> Avenue North, Suite 350, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.**

**New Business**

**(6.1) Pre-application sketch review for potential subdivision of 5600 Vagabond Lane (Twin Cities Land Development – 2025063)**

Senior Planner Drill presented the staff report.

Commissioner Anderson asked for more information on the accessibility of utilities.

Senior Planner Drill identified a potential stormwater pond and where utilities could be pulled from. He confirmed that the properties would be connected to city water and sewer.

Chair Boo referenced the 660-foot spacing guideline and asked for more information.

Engineering Services Manager McKenzie replied that the spacing is based on the road classification, with the intent of limiting the number of accesses onto Troy Lane, in order to not impede the function of that roadway.

Chair Boo asked what zoning would be appropriate.

Senior Planner Drill stated that the developer has specified they would request RSF-3 zoning and that all lots, as preliminarily designed, would exceed those standards. He noted that the adjacent developments are also zoned RSF-3.

Chair Boo introduced Ben Schmidt of Twin Cities Land Development, the developer, who stated that he agrees with the staff that it would be nice to have more land with a master plan. He explained that they have been working on this for a number of years and previously had several of the properties under contract, but because of the private streets, they were unable to develop a plan that would work. He explained that unless every person in that area were ready to sell at the same time, that would not happen. He stated that while they would not be able to meet the 660-foot spacing, the other developments in this area also do not meet that guideline. He recognized the odd shape of lot seven, which addresses the private road easement. He noted that there would be a potential for double fronted lots if the public road were to be developed in the future. He did not anticipate a way in which the area could develop at once, but noted that this would still provide better access if that were to happen. He recognized that this is not an ideal situation, but it is a reasonable way to develop this, given the restraints and similar to other parcels that have been developed in the area.

Commissioner Anderson asked if the applicant had master planned how roads may flow through and how the private drive may change.

Mr. Schmidt stated that they have probably about 20 different sketches of how things could develop with a number of parcels developing at once or in a more piecemeal phased method. He believed that this could be done more piecemeal and still plan for that and end up with a good overall development.

Commissioner Anderson asked if they had considered a plan in which the road is on the other side and this is closed off in a cul-de-sac around lot 14 to meet the 660 feet guideline. He stated that sometimes development is done with a stub street that is then connected to a future development, where this seems to be on its own.

Mr. Schmidt stated that, given the size and linear nature of the parcel, it is challenging to do too much differently, but they do envision that this could be accessed from either side.

Chair Boo recognized that, ideally, Troy Lane would be extended southerly to connect to future 54<sup>th</sup> Avenue with a series of feeder roads. He asked if 56<sup>th</sup> Avenue would be a feeder road into Troy Lane at some point in the future.

Senior Planner Drill replied that if and when the adjacent Baer property to the east is developed, the streets (56<sup>th</sup> Avenue and Ranier Lane) running through that property could be vacated. If the private road was also vacated, the property to the south could be developed with lots backing up to the lots on 5600 Vagabond Lane rather than having a series of single rows of homes on through lots.

Mr. Schmidt commented that if Ranier Lane is vacated, then most likely 56<sup>th</sup> would not have a purpose going east, and therefore, that is not a magical spot that would be likely to flow to the west for a street.

Commissioner Olson recognized the challenges of infill development and asked for more information on the property product to be built.

Mr. Schmidt replied that it would be similar to Carlson Ridge, with two-story homes in the \$700,000 to \$800,000 range for purchase.

Chair Boo introduced Deb Larson, property owner, who stated that a few years ago her neighbor sold and developed their property as Carlson Ridge. She noted that her property was originally sold and included within the developer's preliminary concept plan for Carlson Ridge, but the city denied the inclusion of her property within that development, as the city had future plans to curve Troy Lane slightly into her property in the future. She stated that when she and her husband met with city staff, there was no mention of the street layout spacing guideline. She stated that they did discuss the Saddle Club development off Chankahda Trail, and noted that street system will create a hazard and is an example of premature development. She commented that multiple lots within Carlson Ridge also have double frontage lots, which is no different than the proposed development of her property. She stated that the city is asserting domain over her property, but did not assert that same domain over her neighbor's property when he developed Carlson Ridge. She asked that the commission be supportive of this development, as it has supported other similar developments in the past.

Chair Boo introduced Rena Sugarbaker, Ward 1, who stated that her family lives across from the subject property. She referenced the comments that the proposed public roadway connection would not meet the roadway spacing guidelines and provided additional comments related to roadway safety concerns for vehicles and pedestrians on Troy Lane. She asked that the commission consider the risks for the city to accept an exception to the roadway standards and the potential safety hazard that it could create.

Chair Boo introduced Faisale Boukari, Ward 1, who lives within Troy Ridge and stated that he supports the request. He recognized that the neighborhood is unique, with 15 homes, each having roughly five acres. He stated that while he values the character of the neighborhood, they are also surrounded by urban development without the benefits, noting that they have septic systems and do not even have access to high-speed internet or natural gas service. He commented that thoughtful redevelopment would be a positive thing, not just for the property owner but for the neighborhood, as it would provide an opportunity for modern utilities.

Chair Boo introduced Paul Schoolmeesters, Ward 1, who stated that he purchased the original home within the Carlson Ridge development. He shared the concern with the intersection spacing and roadway safety. He commented that there is a lengthy history related to the private road easement, which involved a lawsuit and provided additional information on that process. He noted that the legal action commented that private roadway would need to steer clear of the private roadway easement, and the only way for the easement to go away is through a unanimous vote of the 15 property owners. He stated that if this does proceed, there should be documentation related to the private easement responsibility that would be intended to pass to Lot 7 rather than be split across the 14 properties on the overall parcel.

Chair Boo commented that this is a difficult issue, noting that the city wants to plan for effective use of properties through development, and additional residential development is identified for this area of the community, and the conflict with property rights.

Commissioner Markanda asked if there were documented incidents related to traffic and safety on Troy Lane.

Engineering Services Manager McKenzie replied that he did not have that information.

Commissioner Markanda referenced the proposed intersection spacing and asked for a comparison to Carlson Ridge.

Senior Planner Drill provided the intersection distances for Carlson Ridge, noting that even though the 660 feet was not met, it was closer to meeting the guidelines than the proposed sketch concept.

Commissioner Markanda recognized that the city says that ideally 660 feet of spacing is desired, but asked if there is also a range in which staff is comfortable with under that threshold.

Engineering Services Manager McKenzie replied that the spacing guidelines are based on optimal transportation principles, and they would adhere strictly to them if this were a new development. He recognized that there are challenges with infill development and therefore there is a balance between providing safe access and allowing development of the property.

Commissioner Anderson stated that in 1980, a developer took 75 acres of property and developed 15 five-acre lots, which were sold and developed on a private drive and easement. He stated that 45 years later, different configurations of property are desired, which creates this challenge. He commented that those 15 property owners without public right-of-way have a say on the private easement in terms of development. He stated that the sketch seems to be a creative attempt to open an area for development, putting Lot 7 off Vagabond Lane and giving it the easement rights is a creative solution. He stated that the cul-de-sac could be the front door, and the right-of-way to Troy Lane could be cut off at some point. He believed that this could be one step by step development of properties, as they have seen throughout the city. He did not consider this to be premature. He commented that he prefers a curve in the road rather than a straight road.

Commissioner Fowler asked if this would require a traffic study.

Senior Planner Drill replied that he did not believe that a traffic study would be required and provided a summary of the anticipated daily traffic count from this size of development.

Engineering Services Manager McKenzie replied that this has also been accounted for within the comprehensive plan traffic study and counts. He stated that he did look up the crash history for the intersection, noting two crashes on Troy Lane at 56<sup>th</sup> Avenue in the last five years, which were both rear-end collisions due to the curve.

Commissioner Fowler asked about the portion of the subdivision that staff is using to deem this as premature development.

Engineer Services Manager McKenzie replied that it could be argued that both A and B would apply, as the access spacing would create the hazard.

Commissioner Fowler asked if there is a way this site could be redeveloped in any fashion that would require a connection to Troy Lane that would meet that standard.

Engineering Services Manager McKenzie replied that is the push and pull between the access spacing guidelines and allowable access to the property.

Commissioner Fowler asked if the private easement prohibits additional development from connecting to the private road.

Senior Planner Drill replied that his understanding is that the existing private easement cannot be impacted in any way.

Commissioner Fowler commented that he tends to think of this in the view of a variance, where this situation was created outside the control of the landowner, and therefore, he would not deem this as a premature subdivision. He stated that if they could package a few lots together with a larger development, that would be better, but they have to analyze the development in front of them rather than the development they would like to see. He believed that this could move forward, making as many accommodations as possible to reduce the traffic hazard to the extent possible.

Commissioner Olson agreed with the previous comments and did not believe this to be premature development. She commented that this person wants to sell their property and has a developer who is willing to work with them through these challenges.

Chair Boo stated that he leans the other way, but not with deep conviction. He considered that there were 15 parcels that created a separate roadway designed to preserve this area in this manner, with restrictions to protect it. He recognized that it is not likely that all 15 property owners would vote to change that. He stated that the city needs to determine if this development is in the best interest of the city.

Commissioner Markanda commented that there are mechanisms that could be put into place between the builder and parcel owners to determine what could be put into place to ensure all

voices are being heard and reflected. She believed that they should continue to see what could be done in terms of accommodations.

Commissioner Fowler stated that in looking at the lots and where they connect to current city roads, it appears that there would be two or three lots that could be developed in the future without changes to the existing roadway structure or access easement and therefore he did not believe they would see five lots in a row connecting to Troy, as there would need to be an agreement in order to secure additional land for the extension of Troy Lane.

### **Adjournment**

Chair Boo adjourned the meeting at 8:19 p.m.

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**To:** Planning Commission

**Prepared by:** Shawn Drill, Senior Planner

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Annual update to the zoning ordinance and city code (City of Plymouth -- 2026-001)**

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### **1. Action Requested:**

Conduct the public hearing and recommend approval of the proposed amendments to the zoning ordinance and city code.

### **2. Background:**

Each year, the Planning Division coordinates and presents a package of amendments to: 1) update and improve existing code language, 2) make regulations more user-friendly and effective, 3) address any issues that have arisen over the past year, and 4) ensure compliance with recent changes to state law. There are not a lot of substantive/wholesale changes proposed this year, but rather, most of the proposed changes address housekeeping and maintenance of the provisions. Highlights of this year's proposed amendments include:

- Adding provisions to provide landscape standards specific to mixed-use developments with both residential and non-residential uses.
- Updating the beekeeping provisions to make them consistent with existing regulations and to better align with industry standards. Plymouth resident and bee advocate Anne Pierce is credited with, and hereby publicly thanked for, providing research information and technical assistance on the proposed revisions.
- Consolidation of "sports and fitness" uses with "indoor commercial recreation" uses, and making such uses: 1) allowed by administrative permit in the I-1 (light industrial) district; 2) allowed by conditional use permit in the I-2 (general industrial) district; and 3) prohibited in the I-3 (heavy industrial) district.
- Revising certain archaic provisions to make them gender-neutral.

The proposed amendments have been suggested by and reviewed/approved by the Development Review Committee, which consists of city staff members from Administration, Building, Forestry, Parks & Recreation, Planning/Economic Development, Public Safety, and Public Works/Engineering/Water Resources.

Notice of the public hearing was published in the city's official newspaper.

**3. Budget Impact:**

N/A

**4. Attachments:**

- 1. Ordinance amending Zoning Ordinance
- 2. Ordinance amending City Code
- 3. April 2025 Letter from Anne Pierce regarding Bee Regulations

CITY OF PLYMOUTH  
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 2026-

ORDINANCE AMENDING CHAPTER 21 OF THE PLYMOUTH CITY CODE  
ENTITLED THE PLYMOUTH ZONING ORDINANCE (2026001)

THE CITY OF PLYMOUTH ORDAINS:

Section 1. Legislative Formatting for Amendments. Amendments within this Ordinance are marked as follows: underlined text = new text to be added, and ~~stricken text~~ = text to be deleted. Any text without markings (i.e., not underlined or ~~stricken~~) shall remain as currently exists.

Section 2. Amendment. Section 21005.02 of the Plymouth City Code [RULES AND DEFINITIONS -- DEFINITIONS] is amended by adding (in alphabetical order), deleting, or changing the following definitions as follows, with no changes to other definitions:

~~*Club, Sports and Fitness:* A club or activity where membership may be required and is directed toward the general public with the commercial promotion of sports and physical fitness, including cheerleading schools, dance studios, gymnastics studios, and similar uses.~~

~~*Commercial Recreation:* See "Recreation, Commercial."~~

~~*Recreation, Commercial:* A business directed toward the general public, not requiring membership, that offers recreational entertainment such as ballrooms, billiard halls, bowling alleys, miniature golf, pickleball courts, roller rinks, and the like, excluding shooting ranges.~~

~~*Residential Facility, State Licensed:* Any facility licensed by the State of Minnesota ~~Department of Human Services~~, public or private, which for gain or otherwise regularly provides one or more persons with 24-hour ~~a per~~ day substitute care, food, lodging, training, education, supervision, habilitation, rehabilitation, and or treatment ~~they need, but which for any reason cannot be furnished in the person's own home~~. Residential facilities may include, but are not limited to: ~~state institutions under the control of the Commissioner of Public Welfare, child or adult~~ foster homes, halfway houses, residential treatment centers, group homes, continuing care retirement facilities, community residential settings, residential programs or schools for ~~handicapped children~~ individuals with disabilities.~~

~~*Sports and Fitness Club:* See "Club, Sports and Fitness."~~

~~*Sports/Fitness/Commercial Recreation Business:* A business that offers and promotes sports training, physical fitness, or recreational entertainment. Examples include cheerleading schools, dance~~

or gymnastics studios, billiard halls, bowling alleys, pickleball courts, miniature or simulated golf, roller rinks, and the like, excluding shooting ranges.

Section 3. Amendment. Section 21105.04 of the Plymouth City Code [GENERAL BUILDING AND PERFORMANCE STANDARDS -- GRADING AND DRAINAGE] is amended as follows:

**21105.04. ~~Grading and Drainage. Reserved.~~**

~~No land shall be developed and no use shall be permitted in the City that results in water runoff causing flooding, erosion, or deposit of sediment on adjacent properties which is inconsistent with the grading and erosion control plan provisions of Section 425 of the City Code.~~

Section 4. Amendment. Section 21120.02, Subd. 4 of the Plymouth City Code [ACCESSORY BUILDINGS, STRUCTURES, AND USES -- GENERAL REQUIREMENTS] is amended as follows:

- Subd. 4. No building permit shall be required for detached accessory buildings containing 200 square feet in gross floor area or less, however, such buildings shall comply with all applicable regulations set forth in this Chapter. Pre-manufactured structures, regardless of size, must be installed pursuant to manufacturer specifications and in compliance with all safety codes. The gross floor area for detached accessory buildings shall include the area of roof overhangs (eaves) that extend more than 24 inches beyond the exterior walls of the building.

Section 5. Amendment. Section 21120.02, Subd. 7 of the Plymouth City Code [ACCESSORY BUILDINGS, STRUCTURES, AND USES -- GENERAL REQUIREMENTS] is amended as follows:

Subd. 7. **Design and Building Materials.**

- (a) Design. Except in the FRD Zoning District, all accessory buildings in excess of 200 square feet in gross floor area shall be designed to be architecturally consistent with the principal building, and shall incorporate similar or complementary design elements and colors, ~~except that solariums and greenhouses (attached or detached) shall be exempt from this provision.~~
- (b) Building Materials.
- (1) Except in the FRD Zoning District and except as may be allowed by paragraph (4) below, all accessory buildings in excess of 200 square feet in gross floor area shall incorporate similar or complementary building materials to those used on the principal building, ~~except that solariums and greenhouses (attached or detached) shall be exempt from this provision.~~

- (2) Accessory buildings and structures constructed primarily of canvas, plastic fabric, or other similar non-permanent building materials shall be prohibited, except that structures used exclusively as greenhouses containing 200 square feet in gross floor area or less shall be exempt from this provision.
- (3) Quonset-hut type accessory buildings and structures shall be prohibited in the RSF and RMF Districts.
- (4) Non-residential uses allowed in the residential districts may be allowed to have an all metal or fiberglass accessory building in excess of 200 square feet by conditional use permit, provided the building is located in the rear yard and is screened and landscaped from adjacent residentially zoned or used property and public rights-of-way in accordance with [Section 21130](#) of this Chapter.

Section 6. [Amendment.](#) Section 21120.02, Subd. 8 (a) (4) of the Plymouth City Code [ACCESSORY BUILDINGS, STRUCTURES, AND USES -- GENERAL REQUIREMENTS] is amended as follows:

- (4) The trash receptacles shall be fully screened ~~from view of adjacent properties and the public right-of-way and enclosed on all sides.~~

Section 7. [Amendment.](#) Section 21120.02, Subd. 8 (b) of the Plymouth City Code [ACCESSORY BUILDINGS, STRUCTURES, AND USES -- GENERAL REQUIREMENTS] is amended as follows:

- (b) Except as otherwise provided, new multifamily dwellings buildings shall provide an internal trash and recycling area in conformance with the following:
  - ~~(1) — Exterior wall treatment shall be similar and/or complement the principal building.~~
  - (21) The entrance shall be in an accessible location for servicing vehicles and shall not conflict with site circulation. The entrance shall not be in the front yard or visible from adjacent residential properties, unless approved by the Zoning Administrator.
  - (32) The design and construction shall be subject to the approval of the Building Official.
  - (43) Recycling space shall be provided. Future space for compost shall be identified.
  - (54) Noise emanating from collection activities shall be minimized so as not to constitute a nuisance as defined and regulated by [Section 2010](#) of the City Code.

Section 8. Amendment. Section 21120.02, Subd. 9 of the Plymouth City Code [ACCESSORY BUILDINGS, STRUCTURES, AND USES -- GENERAL REQUIREMENTS] is amended by adding new Item (e) after existing Item (d) as follows:

(e) Carports shall not be finished with metal, aluminum, or similar materials unless such finish(s) would match the design and materials of the principal building.

Section 9. Amendment. Section 21120.03, Subd. 1 of the Plymouth City Code [ACCESSORY BUILDINGS, STRUCTURES, AND USES -- RESIDENTIAL USES] is amended as follows:

Subd. 1. In the FRD and RSF Zoning Districts and for single-family detached dwellings in the RMF and PUD Zoning Districts, and except as otherwise further limited herein, no detached accessory building shall equal more than 30 percent of the area of the rear yard or contain over 700 square feet in gross floor area, whichever is less. Greenhouse structures shall not contain over 200 square feet in gross floor area. The exception is that in the FRD district, a detached accessory building may exceed 700 square feet in gross floor area the maximum sizes specified herein upon issuance of a conditional use permit.

Section 10. Amendment. Section 21130.02 of the Plymouth City Code [FENCING/SCREENING/LANDSCAPING – GENERAL LANDSCAPING AND MAINTENANCE] is amended as follows:

**21130.02. - General Landscaping and Maintenance.**

All exposed ground areas within the lot that are not devoted to off-street parking, drives, sidewalks, patios, or other such improvements shall have or shall be covered with topsoil with an average depth of at least four inches and landscaped with grass, shrubs, trees, or other ornamental landscape materials on the date of building occupancy or within one year after the building permit is issued, whichever occurs first. All exposed ground areas within the street boulevard abutting the lot that are not devoted to driveways, sidewalks, or trails shall have or shall be covered with topsoil with an average depth of at least four inches and landscaped with grass on the date of building occupancy or within one year after the building permit is issued, whichever occurs first. The Zoning Administrator may alter the schedules in the case of demonstrated hardship due to sources beyond the control of the permittee or property owner (including weather conditions, reasonably unforeseen material, equipment or labor shortages; continuing presence of large construction equipment actively involved in the project) upon request of the permittee or property owner. In the event the time period defined above falls between November 1 and May 30, the permittee or property owner shall have until the upcoming July 1 to complete the landscaping. All landscaped areas shall be kept neat, clean and uncluttered, and where landscaping is required as part of City approvals, any plant material which is diseased or dies shall be replaced with like kind of the original size. No landscaped area shall be used for the parking of vehicles or for the storage or display of materials, supplies or merchandise, unless otherwise authorized by this Chapter. Fences and/or plantings placed upon utility easements are

subject to removal by the City or utility company if required for maintenance or improvement of the utility. In such case, costs for removal and replacement shall be the responsibility of the property owner. Trees on utility easements containing overhead wires shall not exceed 15 feet in height, and such trees shall be the property owner's responsibility to maintain. Grass, weed, and vegetation elimination employing solarization, occultation, or similar methods shall cease after 6 weeks, and vegetation re-established via sodding or seeding. Erosion control measures may be required until new vegetation has been established.

Section 11. Amendment. Section 21130.03, Subd. 2 (c) of the Plymouth City Code [FENCING/SCREENING/LANDSCAPING – REQUIRED FENCING, SCREENING AND LANDSCAPING] is amended as follows:

- (c) Number of Trees. The minimum number of new trees on any given site shall be as follows:
  - (1) Residential Uses. Single-family and two-family dwellings shall require two trees (may be new trees or preserved pre-existing trees) within the front yard, at least one of which must be an overstory tree. Townhouse dwellings, manor home dwellings, and manufactured home parks shall require a minimum of two new overstory trees per dwelling unit. Apartment developments shall require trees as follows:
    - a. Developments with 50 or fewer dwelling units shall require a minimum of two new overstory trees per dwelling unit~~;~~.
    - b. Developments with more than 50 dwelling units shall require a minimum of 1.5 new overstory trees per dwelling unit~~;~~~~and~~.
    - c. Developments within the RMF-5 district shall require 0.75 new overstory trees per dwelling unit.
    - d. If the planting provision results in overcrowding, as determined by the City, the developer may plant fewer trees on the site, provided a cash fee in accordance with [Section 530](#) of the City Code is deposited in the Community Planting Fund to make up the difference between the trees required by this provision and the trees actually planted on the site.
  - (2) Mixed Land Uses. Mixed Land Uses shall require trees as follows:
    - a. The residential portion(s) of the mixed-use development shall require 0.75 new overstory trees per dwelling unit.
    - b. The non-residential portion(s) of the mixed-use development shall follow the requirements specified in Items (3) and (4) below of this subsection, as applicable.

- c. If the planting provision results in overcrowding, as determined by the City, the developer may plant fewer trees on the site, provided a cash fee in accordance with Section 530 of the City Code is deposited in the Community Planting Fund to make up the difference between the trees required by this provision and the trees actually planted on the site.
- (23) Non-Residential Uses — New Development. New non-residential developments or uses shall require at a minimum the greater of:
- a. One new overstory tree per 50 lineal feet of site perimeter; or
  - b. One new overstory tree per 1,000 square feet of gross building floor area. If the floor area ratio (FAR) for the site would be 0.5 or greater, the developer may plant fewer trees on the site than required by this provision to prevent overcrowding, provided a cash fee in accordance with [Section 530](#) of the City Code is deposited in the Community Planting Fund to make up the difference between the trees required by this provision and the trees actually planted on the site.
- (34) Non-Residential Uses — Expansion to Existing Development. Expansion of existing non-residential developments or uses shall require at a minimum one new overstory tree per 1,000 square feet of expanded gross floor area.
- (45) Overstory Trees/Equivalency. Up to 50 percent of the required number of overstory trees on a site may be substituted with an equivalent number of understory trees or shrubs. In such case, three understory trees or ten shrubs shall be equivalent to one overstory tree.

Section 12. Amendment. Section 21130.05, Subd. 3 of the Plymouth City Code [FENCING/SCREENING/LANDSCAPING -- SCREENING OF MECHANICAL EQUIPMENT] is amended as follows:

- Subd.3. Rooftop mechanical equipment less than three feet in height, shall be exempt from the screening requirements of Section [21130.05](#), Subd. 2. of this Chapter.

Section 13. Amendment. Section 21135.06, Subd. 1 of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- OFF-STREET PARKING RESTRICTIONS] is amended as follows:

- Subd. 1. **Prohibited Parking and Storage.** Except where otherwise allowed as exterior storage or in a zoning district, trucks and buses with a gross vehicle weight rating (GVWR) of 12,000 pounds or more, or greater than 30 feet in length, as well as contracting or excavating vehicles or equipment, storage trailers, and mobile storage containers or

compartments shall not be parked, stored or otherwise located on any property within the City, unless:

- (a) being used in conjunction with a temporary service benefiting the premises, for a period not to exceed 30 days, benefiting the premises or Any such storage trailers and mobile storage containers or compartments shall be removed from the property within 15 days after completion of the temporary service.
- (b) being used in conjunction with not to exceed 180 days for a construction or remodeling project for which a building permits have has been issued, for a period not to exceed 180 days unless approved otherwise extended by the Zoning Administrator. Any such Sstorage trailers or and mobile storage containers or compartments used in conjunction with a temporary service shall be removed from the site within 15 calendar days after completion of the temporary service or shall be removed from the property upon completion of the project or within one year from the date issuance date of the building permit was issued related to the temporary service, whichever occurs first.

Section 14. Amendment. Section 21135.07, Subd. 3 (a) of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- PARKING AREA DESIGN] is amended as follows:

- (a) Front, side, and rear setback requirements for off-street parking areas shall be consistent with the applicable provisions of Section 21135.07, Subd. 5-~~e~~ (f).

Section 15. Amendment. Section 21135.07, Subd. 5 (b) of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- PARKING AREA DESIGN] is amended as follows:

- (b) Parking Space Size. All required off-street parking spaces shall comply with the minimum dimension requirements of Section 21135.07, Subd. 5-~~e~~ (f) of this Chapter.

Section 16. Amendment. A new Section 21135.07, Subd. 5, Item (f) of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- PARKING AREA DESIGN] is added as follows after Item (e) of that subsection and before the "PARKING LOT DIAGRAM", with re-lettering of the current Item (f) to Item (g) and re-lettering of all subsequent Items (g) through (r) of that subsection to Items (h) through (s), respectfully and accordingly:

- (f) Dimensional Requirements. Unless otherwise specified in this Chapter, the parking stall, drive aisle, and driveway design required for off-street parking shall comply with the following minimum standards:

Section 17. Amendment. Both Items K\*\*, Item N, and the footers of the Parking Dimension Table in Section 21135.07, Subd. 5, new Item (f) of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- PARKING AREA DESIGN] are amended as follows:

Front yard setback of parking to lot line	K**	R Districts – Residential Uses (excludes 1 & 2 Family Uses)	20
		R Districts – <del>Non-Residential</del> <u>Non-Residential</u> Uses	20
		Commercial and <del>P/I</del> <u>P-I</u> Districts	20
		Industrial Districts	25
Side and rear yard setback of parking to lot line	K**	R Districts – 1 & 2 Family Uses	<del>36</del> **
		R Districts – Other Residential Uses	10
		R Districts – <del>Non-Residential</del> <u>Non-Residential</u> Uses	20
		Commercial and <del>P/I</del> <u>P-I</u> Districts	20***
		Industrial Districts	20***
Side and rear lot line to drive	N	R Districts – 1 & 2 Family Uses	<del>36</del> ****
		R Districts – Other Residential Uses	10
		R Districts – <del>Non-Residential</del> <u>Non-Residential</u> Uses	30
		Non-Residential Districts	15***

\* Required handicap stalls and ramps shall be per State Code.

\*\* Except that parking shall not occur within any established drainage or utility easement unless approved by the City Engineer - refer to Section [21135.08](#), Subd. 5.

\*\*\* Joint or combined parking facilities on separate lots as authorized and when constructed adjacent to a common lot line separating two or more parking lot areas are not required to observe the parking/drive aisle setback from such common lot line.

\*\*\*\* Except that the setback for lots with frontage on cul-de-sac turnarounds may be less than ~~three~~ six feet for that portion of the lot located within 15 feet of such cul-de-sac turnaround.

\*\*\*\*\* Except that entry vestibules containing less than 120 square feet may encroach up to seven feet into this setback provided there are no exit doors on the vestibule wall that directly faces toward the parking area, and except that drive aisles do not need to be set back from walls containing bank teller or drive-thru drop-off/pickup windows.

Section 18. Amendment. Re-lettered Item (k) [formerly Item (j)] of Section 21135.07, Subd. 5 of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- PARKING AREA DESIGN] is amended as follows:

- (jk) Curb Cut Maximum. For single-family detached uses, curb cut access for driveways shall not exceed 24 feet in width within the public right-of-way, except upon approval by the Zoning Administrator. For all other uses, curb cut access for driveways shall not exceed 36 feet in width within the public right-of-way, except upon approval by the Zoning Administrator.

Section 19. Amendment. Re-lettered Item (l) [formerly Item (k)] of Section 21135.07, Subd. 5 of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- PARKING AREA DESIGN] is amended as follows:

- (kl) Curb Cut Spacing Minimum. Except as may otherwise be provided in this Section, Curb-curb cut openings for residential uses shall be located at a minimum of three-six feet from the side yard lot line (as extended at a right angle to the street), in residential districts and curb cut openings for non-residential uses shall be located a minimum of ten feet from the side lot line (as extended at a right angle to the street)in all other districts.

Section 20. Amendment. Section 21135.08, Subd. 5 (a) of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- LOCATION] is amended as follows:

- (a) Within three-six feet of any side or rear lot line.

Section 21. Amendment. Section 21135.11, Subd. 1 of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- NUMBER OF OFF-STREET PARKING SPACES REQUIRED] is amended as follows:

<b>Subd. 1. Residential:</b>	
Single Family Dwelling	2
Two Family Dwellings	2 per unit
Townhouses and Manor Homes	2.5 <del>fee-free</del> spaces per unit, of which 2 must be enclosed, plus 1 guest parking space for every 4 units
Apartment Dwellings	1.8 <del>fee-free</del> spaces per unit, of which 1 must be enclosed <u>(note that the City Center District has different parking standards -- refer to Section 21475.09 of this Chapter)</u>
Housing for Elderly	1.5 per unit

Section 22. Amendment. Section 21135.11, Subd. 3 of the Plymouth City Code [OFF-STREET PARKING AND LOADING -- NUMBER OF OFF-STREET PARKING SPACES REQUIRED] is amended as follows:

<b>Subd. 3. Non-Residential:</b>	
Animal Hospitals or Kennels	5, plus 1 per 500 square feet of floor area over 1,000 square feet
Automobile Washes:	Determined by the type of automobile wash as listed below:
Automatic Drive Through Service	5 total or 1 per employee on maximum shift, whichever is greater
Self-Service Car Wash	1 per bay
Motor Fuel Station Automobile Washes	1 in addition to that required for the station
Beauty Shops	2 per beauty chair/station
Bowling Alleys	5 per bowling lane, plus additional spaces as may be required herein for related uses contained within the principal structure

Day Care Facilities	1 per employee, plus 1 per 6 individuals of licensed capacity
Drive-In or Drive-Through Restaurants	1 per 2.5 seats, plus 1 per 15 square feet of public service and counter area
Furniture Sales	1 per 400 square feet of floor area for the first 25,000 square feet, plus 1 per each 600 square feet thereafter
Laboratories	1 per 350 square feet of floor area
Manufacturing	1 per employee on the major shift or 1 per 350 square feet, whichever is less, plus 1 per company motor vehicle on the premises
Medical, Chiropractic, or Dental Offices or Clinics	1 per 200 feet of floor area
Motels, Hotels, Lodging or Boarding Houses	1 per sleeping unit, plus 1 per day shift employee, plus 1 per 40 square feet devoted to meeting or banquet rooms
Motor Fuel Stations	4, plus 2 per service stall. Those facilities designed for sale of other items than strictly automobile products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this Chapter.
Office Buildings (Administrative/ Commercial) and Banks	1 per 250 square feet of floor area for the first 100,000 square feet, plus 1 per 350 square feet of floor area thereafter
Restaurants, Private Clubs, Food Dispensing Establishments (Except Drive-In or Drive-Through Restaurants)	1 per 40 square feet of floor area of dining and bar area, plus 1 per 80 square feet of kitchen area.
Retail Commercial Uses, Except as Prescribed Herein	1 per 200 square feet of floor area for the first 100,000 square feet, plus 1 per 350 square feet of floor area thereafter. The number of parking spaces provided shall not exceed the minimum requirement by more than 10 percent, unless authorized under Section <a href="#">21135.12</a> .
Retail Sales and Service Business with 50 Percent or More of Gross Floor Area Devoted to Storage, Warehouses, and/or Industry	8 total, or 1 per 200 square feet devoted to public sales/service plus 1 per 500 square feet of storage area, whichever is greater

Shopping Centers	1 per 200 square feet of leasable floor area for the first 100,000 square feet, plus 1 per 350 square feet of leasable floor area thereafter. The number of parking spaces provided shall not exceed the minimum requirement by more than 10 percent, unless authorized under Section <a href="#">21135.12</a> .
Sports/ <del>and</del> Fitness/ <u>Commercial Recreation Businesses-Clubs</u>	1 per 300 square feet of floor area
Warehousing	1 per 2 employees on the largest shift or 1 per 2,000 square feet of floor area, whichever is greater.
Wholesale Showrooms	1 per 500 square feet of floor area

Section 23. Amendment. Section 21155.06, Subd. 5 of the Plymouth City Code [SIGN REGULATIONS -- DISTRICT REQUIREMENTS] is amended to make "CC (City Center) Districts" the singular "CC (City Center) District" in the title line of said Subd. 5, with no changes to remaining items (a) through (e) beyond, as follows:

Subd. 5. **CC (City Center) Districts**. Signs are accessory to permitted, interim, and conditional uses in the District. Only the following signs are permitted in this district, unless otherwise specifically provided in this Section:

Section 24. Amendment. Section 21170.01 of the Plymouth City Code [ANIMALS -- KEEPING ANIMALS] is amended as follows:

**21170.01. - Keeping Animals.**

The following animals may be kept in the City:

- Subd. 1. Domestic animals, except chickens and bees, are allowed in all zoning districts, as regulated by Chapter IX-Section 915 of the City Code.
- Subd. 2. In all ~~residential~~-zoning districts except FRD, the raising or keeping of animals of any type for slaughter is prohibited.
- Subd. 3. The keeping of horses, including miniature horses, is an allowed use in the FRD district provided:
  - (a) The minimum lot size is two and one-half (2.5) acres.

- (b) The number of horses does not exceed one (1) per acre to a maximum of six (6) horses, unless a higher number is granted by the issuance of an interim use permit.
- Subd. 4. Except as ~~provided~~ allowed in the FRD district and except as ~~allowed otherwise permitted~~ under Sections 21170.02 ~~and through~~ 21170.0304 of this Chapter, farm animals (including miniatures) are prohibited in the City. In the FRD district, any pen, pasture, paddock, feedlot or building designed to confine a farm animal shall be located not less than 100 feet away from any residential dwelling that is not owned or leased by the person owning the farm animal.
- Subd. 5. Animals being kept as part of the Minnesota Zoological Gardens, St. Paul Como Zoo, or similar institutional docent programs are an allowed use in all zoning districts by administrative permit. Prior to permit issuance, the participant in the program shall notify the Zoning Administrator in writing of their participation in the program and identify all animals being kept.
- Subd. 6. No animal feedlots shall exceed six (6) animal units as defined by Minnesota Rules 7020.0300, Subd. 5.
- Subd. 7. Animals may only be kept for commercial purposes if authorized in the zoning district where the animals are located.
- Subd. 8. Animals may not be kept if they cause a nuisance as defined by the City Code or endanger the health or safety of the community.
- ~~Subd. 9. Except as may be allowable by interim use permit in the FRD district, commercial dog kennels are prohibited in the City.~~
- Subd. ~~109~~. The keeping of wild animals shall be regulated in accordance with Section 915.29 of the City Code.

Section 25. Amendment. Section 21170.02 of the Plymouth City Code [ANIMALS -- KEEPING OF CHICKENS] is amended as follows:

**21170.02. - Keeping of Chickens.**

- Subd. 1. ~~Licensing Requirement. License Required.~~ No person shall have chickens within the City of Plymouth without first obtaining a ~~chicken license~~ Chicken License. The procedures and fees for such license shall be as set forth in Chapter X, entitled "Licenses and Permits; Procedures and Fees" of the City Code. The licensing process shall be as follows:

(a) A Chicken License shall only be granted for use in the RSF-1, RSF-2, RSF-3, and single-family detached PUD zoning districts. Chickens kept in association with veterinary hospitals or educational institutions shall not require a license.

(a) Information Application Requirements.

- (1) A license for the keeping of chickens shall be required and re-applied for every two years in the RSF 1, RSF 2, RSF 3, and single-family detached PUD zoning districts. A license application shall be signed by the property owner.
- (2) An application, shall include the submittal of a proposed site plan and building plan with showing location and specifics of the coop and attached run and the setbacks from all property lines and structures, including those structures on adjacent properties.
- (3) Evidence of completion of a chicken keeping course from the University of Minnesota or other comparable institution.

(b) Term of License. A Chicken licenses-License, once issued, shall be valid for a two-year term from the date of issuance. The holder of a license shall apply for renewal every two years in order to maintain their-the license. There is no renewal fee.

(c) Any selling-Selling of eggs or chickens from the home-premises would-requires a separated-separate home occupation license process-pursuant to Section 21145 of this Chapter, in addition to any requirements from-of the Minnesota Department of Agriculture's Dairy and Food Inspection Division-regulations.

(e) The City hereby reserves the right upon issuance of any Chicken License to inspect the premises upon which the chickens are kept to ensure compliance with the provisions of this Section and any conditions additionally imposed. The City reserves the right to suspend or revoke any Chicken License based on failure to comply with this Section or relevant City Code sections, in accordance with the licensing procedures specified in Section 1005 of the City Code.

Subd. 2. **Limit to Number of Hens Permitted/Roosters Prohibited.** Except for hens associated chickens kept in association with veterinary hospitals, animal shelters, and or educational institutions, or located within the FRD district, no person-property shall keep-house more than six hens in the RSF-1, RSF-2, RSF-3, and single-family detached PUD zoning districts unless located in the FRD zoning district. Roosters shall be-are prohibited unless located in the FRD zoning district.

Subd. 3. **Confinement.**

- (a) All hens kept in the City shall be entirely confined in a run, coop, building, or other enclosure at all times unless supervised.
- (b) Chickens shall not be ~~housed-kept inside~~ a ~~residential house-home~~ or ~~inside~~ an attached or detached garage, except chickens under the age of six weeks for brooding purposes.

Subd. 4. **Structure.**

- (a) Location. The coop and attached run shall be located in the rear yard and shall be set back a minimum of 20 feet from any property line. The coop and attached run shall not be located within any drainage ~~and-or~~ utility easement, ~~or~~ wetland, wetland buffer, ~~or~~ wetland structure setback area.
  - (1) On corner lots, coops and runs shall not be located in any required front yard.
  - (2) On lots with equivalent yards, coops and runs shall not be located in any required front yard.
- (b) Size and ~~n~~Number.
  - (1) Only one coop and attached run, with a maximum height of ten feet shall be allowed per property.
  - (2) Total area for coop and covered run shall be limited to no more than 120 square feet in area.
- (c) Maintenance of Sanitary Conditions. All runs, coops, buildings, yards, or enclosures for hens shall be kept clean, sanitary, ~~and~~ free from all refuse. Such areas shall be thoroughly cleaned at least once every week, ~~and~~ all refuse shall be disposed of in a clean and sanitary fashion.
- (d) Storage of Food. All feed for hens shall be kept in rodent-proof containers.

Section 26. Amendment. Section 21170.04 of the Plymouth City Code [ANIMALS -- KEEPING OF BEES] is amended as follows:

**21170.04 - Keeping of Bees.**

- Subd. 1. **License Required.** No person shall have bees within the City of Plymouth without first obtaining a Beekeeping License. The procedures and fees for such license shall be as set forth in Chapter X, entitled "Licenses and Permits; Procedures and Fees" of the City Code.

Subd. 2. **Licensing Process.**

- (a) A Beekeeping License shall only be granted for use in RSF-1, RSF-2, RSF-3, single-family detached PUD, I-1, I-2, 1-3, and P-I zoning districts, and on city-owned properties regardless of zoning designation.
- (b) Application Requirements.
  - (1) A license application shall be signed by the property owner and shall include ~~the~~ submittal of a proposed site plan and hive plan ~~with the location and specific including details of about~~ the hives, and setbacks from all property lines and structures, including ~~those structures~~ on adjacent properties. The application shall also ~~denote provide information about who~~ the ~~proposed~~ beekeepers would be, if different from the property owner. Any change in this information shall require a new application to the City.
  - (2) Evidence of completion of the "Beekeeping in Northern Climates" course from the University of Minnesota or other comparable institution.
  - (3) A bee management plan must accompany the application, including plans for swarm management, mite and disease treatment, and native pollinator preservation.
- (c) ~~Upon receipt of a beekeeping application, the City shall follow the process for Home Occupations under Section 21145. Term of License. A Beekeeping License, once issued, shall be valid for a two-year term from the date of issuance. The holder of the license shall apply for renewal every two years in order to maintain the license. There is no renewal fee.~~
- (d) ~~Any selling~~ Selling of honey from the ~~home premises would~~ requires a separate home occupation license ~~process~~ pursuant to sSection 21145 of this Chapter, in addition to any requirements ~~from of~~ the Minnesota Department of Agriculture's Dairy and Food Inspection Division ~~regulations~~.
- (e) The City hereby reserves the right upon ~~issuing issuance of~~ any ~~b~~ Beekeeping license to inspect the premises ~~in upon~~ which the bees ~~keeping is being conducted are kept~~ to ensure compliance with the provisions of this ~~s~~Section, ~~or~~ and any conditions additionally imposed. The City reserves the right to suspend or revoke any ~~b~~ Beekeeping license based on failure to comply with this ~~s~~Section or relevant City Code sections, in accordance with the licensing procedures specified in Section 1005 of the City Code.

Subd 3. **Hive Requirements.** Any person keeping bees within the City of Plymouth under a license granted under by this section shall comply with the following requirements:

(a) Location.

(1) Superseding the location regulations otherwise specified in subsection (2) below, hives shall be set back a minimum of 25 feet from any kenneled or otherwise restricted animal whether on the premises or on an adjacent property.

a-(2) On-For properties in the RSF-1, RSF-2, RSF-3, and single-family detached PUD districts, ~~colonies-hives~~ shall be: i) located on the ground, and ii) located in the side or rear yard areas-only, and shall have a iii) set back of at least 10 a minimum of 20 feet from the side or-and rear property lines. A 6-foot flyaway barrier shall be provided.

b-(3) On-For properties in the I-1, I-2, and I-3 districts, ~~colonies-hives~~ shall be: i) located on rooftops, ii) set back a minimum of 20 feet from property lines; and iii) placed in the most secluded possible a location, as determined by the Zoning Administrator.

c-(4) On-For P-I zoned properties and for city-owned properties, ~~colonies may meet either of the above conditions and are exempt from the flyaway barrier if the hives are greater than 50 feet from the property line. hives may be located on the ground or on rooftops, and shall be set back a minimum of 20 feet from property lines and public trails.~~

(b) Water Source. An appropriate water source shall be provided within 10 feet of each colony any hive unless a natural water source exists within 25 feet of the hive.

(c) Warning Signage. The licensee shall post a clearly visible warning sign indicating that a beehive is present on the property. The sign shall be between four and eight square feet and oriented towards the public, as determined by the zoning administrator. No separate sign permit is required. Industrial signage shall be located on the roof.

(1) No signage is required for hives located in the RSF-1, RSF-2, RSF-3, and single-family detached PUD districts.

(2) For hives located in the I-1, I-2, or I-3 districts, signage shall be required near the rooftop access point(s) in locations approved by the Zoning Administrator. Such signage shall comply with Item (4) below of this subsection.

(3) For hives located in the P-I district and for hives located on city-owned property, signage shall be required: i) near the hives, ii) near and oriented toward any public trails within 25 feet of the hives, and iii) near and oriented

toward any lot line within 25 feet of the hives. Such signage shall comply with Item (4) below of this subsection.

(4) Required signage. Required signage shall: i) indicate that beehives are located on the property, ii) have lettering with a minimum height of three inches, iii) be clearly visible, iv) be constructed of metal, or other weatherproof material as may be approved by the Zoning Administrator, and v) be securely fastened. No separate sign permit is required for such signage.

(d) Maximum Number of Hives Allowed.

a.(1) For properties in the RSF-1, RSF-2, RSF-3, and single-family detached PUD districts, each property zoned properties may be allowed up to two hives at initial permit submission, with the potential to increase to four hives in the spring of the following year to accommodate hive expansion.

b.(2) For properties in the I-1, I-2, I-3, and P-I districts zoned properties and city-owned properties, each property may be allowed up to 8 hives at initial permit submission, with the potential to increase to 16 hives in the spring of the following year to accommodate hive expansion. Each grouping of 16 hives must be located at least 1 mile away from any other grouping of 16 hives.

(e) Neighborhood Beekeeping. Common spaces on residential, homeowners Homeowners' association maintained common properties, properties zoned Public/Institutional, or properties owned by the City, within single-family detached subdivisions are eligible for a beekeeping license if provided:

a.(1) All other requirements of this section are met.

b.(2) One main beekeeper shall be identified as an ongoing point of contact, willing to respond to any questions or concerns with the ongoing operations of the hive(s), and with their contact information securely attached to the hives.

c.(3) The colony is hives are located a minimum of 50-25 feet from public trails.

Section 27. Amendment. Section 21185 of the Plymouth City Code [LAND FILLING AND LAND EXCAVATION/GRADING OPERATIONS] is amended by adding new Subsection 21185.005 before existing Subsection 21185.01, as follows:

**21185.005. - Filling, Excavation, or Grading; Impact on Drainage.**

Subd. 1. Regardless of whether or not a permit is required by Subsection 21185.01 below of this Chapter, no land shall be developed or altered, and no use shall be permitted, in a manner that results in water runoff causing flooding, erosion, or deposit of sediment on adjacent properties inconsistent with the grading and erosion control plan provisions of Section 425 of the City Code.

Subd. 2. Regardless of whether or not a permit is required by Subsection 21185.01 below of this Chapter, no person shall fill, excavate, grade, or otherwise alter the grade elevations of the land within a drainage easement, including but not limited to the removal or addition of soil, landscaping, or other materials, without first obtaining approval from the City Engineer of a revised grading/erosion control plan under the provisions of Section 425 of the City Code. Except as may otherwise be approved by the City Engineer, drainage patterns within a drainage easement area must be maintained, and no actions shall be taken that would impede or alter the flow of stormwater.

Section 28. Amendment. Section 21194.09, Subd. 2 (b) of the Plymouth City Code [CANNABIS -- REGISTRATION OF CANNABIS BUSINESSES] is amended as follows:

- (b) Pursuant to Minn. Stat. 342, within 30 days of receiving a copy of a state license application from the State of Minnesota's Office of Cannabis Management (OCM), the City of Plymouth shall certify on a form provided by OCM whether a proposed cannabis retail business complies with local zoning ordinances and, if applicable, whether the proposed business complies with the state fire code and building code.

Section 29. Amendment. Section 21194.09, Subd. 6 (a) of the Plymouth City Code [CANNABIS -- REGISTRATION OF CANNABIS BUSINESSES] is amended as follows:

- (a) The City of Plymouth-license holder shall apply to the City of Plymouth annually for registration renewal ~~an annual registration~~ of a state-licensed cannabis retail business ~~at the same time in conjunction with~~ OCM ~~renews~~ renewal of the cannabis retail business' license.

Section 30. Amendment. Section 21350.07, Subd. 10 (b) of the Plymouth City Code [FRD, FUTURE RESTRICTED DEVELOPMENT DISTRICT -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1~~C-2 Zoning District.

Section 31. Amendment. Section 21355.07, Subd. 12 (b) of the Plymouth City Code [RSF-1, SINGLE FAMILY DETACHED DWELLING DISTRICT 1 -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1~~C-2 Zoning District.

Section 32. Amendment. Section 21355.11, new Subd. 9 of the Plymouth City Code [RSF-1, SINGLE FAMILY DETACHED DWELLING DISTRICT 1 -- USES BY ADMINISTRATIVE PERMIT] is added as follows, and the previous Subd. 9 (pertaining to temporary structures ) is re-numbered as Subd. 10 as follows:

Subd. 9. Temporary outdoor events and sales related to allowable non-residential uses, as regulated by Section 21460.11, Subd. 10 of this Chapter -- pertaining to such temporary events and sales in the C-2 (neighborhood commercial) zoning district.

Subd. 9~~10~~. Temporary structures, as regulated by Section 21167 of this Chapter.

Section 33. Amendment. Section 21360.07, Subd. 10 (b) of the Plymouth City Code [RSF-2, SINGLE FAMILY DETACHED DWELLING DISTRICT 2 -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1~~C-2 Zoning District.

Section 34. Amendment. Section 21360.11, new Subd. 9 of the Plymouth City Code [RSF-2, SINGLE FAMILY DETACHED DWELLING DISTRICT 2 -- USES BY ADMINISTRATIVE PERMIT] is added as follows, and the previous Subd. 9 (pertaining to temporary structures ) is re-numbered as Subd. 10 as follows:

Subd. 9. Temporary outdoor events and sales related to allowable non-residential uses, as regulated by Section 21460.11, Subd. 10 of this Chapter -- pertaining to such temporary events and sales in the C-2 (neighborhood commercial) zoning district.

Subd. 9~~10~~. Temporary structures, as regulated by Section 21167 of this Chapter.

Section 35. Amendment. Section 21365.07, Subd. 10 (b) of the Plymouth City Code [RSF-3, SINGLE FAMILY DETACHED DWELLING DISTRICT 3 -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted accessory use within the ~~C-1~~C-2 District.

Section 36. Amendment. Section 21365.11, new Subd. 8 of the Plymouth City Code [RSF-3, SINGLE FAMILY DETACHED DWELLING DISTRICT 3 -- USES BY ADMINISTRATIVE PERMIT] is added as follows, and the current Subd. 8 (pertaining to temporary structures ) is re-numbered as Subd. 9 as follows:

Subd. 8. Temporary outdoor events and sales related to allowable non-residential uses, as regulated by Section 21460.11, Subd. 10 of this Chapter -- pertaining to such temporary events and sales in the C-2 (neighborhood commercial) zoning district.

Subd. ~~8~~9. Temporary structures, as regulated by Section 21167 of this Chapter.

Section 37. Amendment. Section 21370.07, Subd. 11 (b) of the Plymouth City Code [RSF-4, SINGLE AND TWO FAMILY DWELLING DISTRICT -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1~~C-2 District.

Section 38. Amendment. Section 21370.11, new Subd. 7 of the Plymouth City Code [RSF-4, SINGLE AND TWO FAMILY DWELLING DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is added as follows:

Subd. 7. Temporary outdoor events and sales related to allowable non-residential uses, as regulated by Section 21460.11, Subd. 10 of this Chapter -- pertaining to such temporary events and sales in the C-2 (neighborhood commercial) zoning district.

Section 39. Amendment. Section 21375.07, Subd. 13 (b) of the Plymouth City Code [RMF-1, MULTIPLE FAMILY DWELLING DISTRICT 1 -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1~~C-2 District.

Section 40. Amendment. Section 21380.07, Subd. 13 (b) of the Plymouth City Code [RMF-2, MULTIPLE FAMILY DWELLING DISTRICT 2 -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1~~C-2 District.

Section 41. Amendment. Section 21385.07, Subd. 13 (b) of the Plymouth City Code [RMF-3, MULTIPLE FAMILY DWELLING DISTRICT 3 -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1-C-2~~ District.

Section 42. Amendment. Section 21390.07, Subd. 13 (b) of the Plymouth City Code [RMF-4, MULTIPLE FAMILY DWELLING DISTRICT 4 -- CONDITIONAL USES] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1-C-2~~ District.

Section 43. Amendment. Section 21395.11, Subd. 8 (b) of the Plymouth City Code [RMF-5, MULTIPLE FAMILY DWELLING DISTRICT 5 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1-C-2~~ District.

Section 44. Amendment. Section 21460.11, the first Subd. 10 (pertaining to temporary events and outdoor sales) shall remain intact as is, and the second Subd. 10 (pertaining to temporary structures) of the Plymouth City Code [C-2, NEIGHBORHOOD COMMERCIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended by re-numbering it as Subd. 11 as follows:

Subd. ~~10~~11. Temporary structures, as regulated by Section 21167 of this Chapter.

Section 45. Amendment. Section 21465.03 of the Plymouth City Code [C-3, HIGHWAY COMMERCIAL DISTRICT -- PERMITTED USES] is amended to delete Subd. 11, re-number the subsequent items accordingly, and amend re-numbered Subd. 32, as follows:

~~Subd. 11. Commercial recreation, indoor (e.g., bowling alleys, roller rinks).~~

Subd. ~~12~~11. Convenience grocery markets (without motor fuel facilities or delicatessen food service).

Subd. ~~13~~12. Copy/printing services (excludes printing presses and publishing facilities).

Subd. ~~14~~13. Delicatessens/coffee houses without drive-through service.

Subd. ~~15~~14. Dining restaurants (no drive-in or drive-through service).

- Subd. ~~1615~~. Dry cleaning pick up and laundry pick up stations including incidental repair but not including processing.
- Subd. ~~1716~~. Essential services not including structures, except those requiring administrative permits or conditional use permits pursuant to [Section 21160](#) of this Chapter.
- Subd. ~~1817~~. Furniture stores containing less than 5,000 square feet of gross floor area.
- Subd. ~~1918~~. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.
- Subd. ~~2019~~. Hotels.
- Subd. ~~2120~~. Liquor, off sale, pursuant to the required liquor license.
- Subd. ~~2221~~. Locksmiths.
- Subd. ~~2322~~. Offices, administrative/commercial.
- Subd. ~~2423~~. Offices/clinics for medical, dental, or chiropractic services.
- Subd. ~~2524~~. Pet sales, supplies and grooming.
- Subd. ~~2625~~. Prepared food restaurants: delivery and/or take out only, with no interior seating.
- Subd. ~~2726~~. Private clubs (may serve food and beverages).
- Subd. ~~2827~~. Reception halls/event centers, with or without catering services.
- Subd. ~~2928~~. Religious institutions such as churches, chapels, temples, synagogues, mosques limited to worship and directly related social events.
- Subd. ~~3029~~. Sexually oriented businesses - accessory or principal (as regulated by [Section 21195](#) of this Chapter).
- Subd. ~~3130~~. Shoe repair.
- Subd. ~~3231~~. Sporting goods and recreational equipment sales, not including motorized vehicles or boats.
- Subd. ~~3332~~. Sports/~~and~~-fitness/commercial recreation businesses, indoor clubs.
- Subd. ~~3433~~. Tailoring services.
- Subd. ~~3534~~. Tanning salons.

- Subd. ~~3635~~. Therapeutic massage.
- Subd. ~~3736~~. Tutoring/learning centers
- Subd. ~~3837~~. Veterinary clinics and related indoor kennel.

Section 46. Amendment. Section 21470.03 of the Plymouth City Code [C-4, COMMUNITY COMMERCIAL DISTRICT -- PERMITTED USES] is amended to delete Subd. 21, re-number the subsequent items accordingly, and amend re-numbered Subd. 61, as follows:

- ~~Subd. 21. — Commercial recreation, indoor (e.g., bowling alleys, roller rinks).~~
- Subd. ~~2221~~. Copy/printing services (excludes printing presses and publishing facilities).
- Subd. ~~2322~~. Delicatessens/coffee houses without drive-through service.
- Subd. ~~2423~~. Department stores.
- Subd. ~~2524~~. Dining restaurants (no drive-in or drive-through service).
- Subd. ~~2625~~. Dry cleaning pick up and laundry pick up stations including incidental repair but not including processing.
- Subd. ~~2726~~. Essential services not including structures, except those requiring administrative permits or conditional use permits pursuant to [Section 21160](#) of this Chapter.
- Subd. ~~2827~~. Fabric and notions sales and store.
- Subd. ~~2928~~. Florist shops.
- Subd. ~~3029~~. Furniture stores.
- Subd. ~~3130~~. Garden centers.
- Subd. ~~3231~~. Gift or novelty stores.
- Subd. ~~3332~~. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.
- Subd. ~~3433~~. Grocery, convenience markets (without motor fuel sales).
- Subd. ~~3534~~. Grocery, supermarkets.
- Subd. ~~3635~~. Grocery, superstores.

- Subd. ~~3736~~. Hardware stores.
- Subd. ~~3837~~. Hobby and craft stores.
- Subd. ~~3938~~. Hotels.
- Subd. ~~4039~~. Jewelry stores.
- Subd. ~~4140~~. Leather goods and luggage stores.
- Subd. ~~4241~~. Liquor, off sale, pursuant to the required liquor license.
- Subd. ~~4342~~. Locksmiths.
- Subd. ~~4443~~. Lower-Potency Hemp Edible Retailer.
- Subd. ~~4544~~. Meat markets, but not including processing for a locker plant.
- Subd. ~~4645~~. Music (e.g., instruments, equipment, compact discs) shops and sales.
- Subd. ~~4746~~. Offices, administrative/commercial.
- Subd. ~~4847~~. Offices/clinics for medical, dental, or chiropractic services.
- Subd. ~~4948~~. Paint and wallpaper sales.
- Subd. ~~5049~~. Pet sales, supplies and grooming.
- Subd. ~~5150~~. Pharmacies with or without drive through service. (Drive through service is regulated by Section [21120.04](#), Subd. 3 of this Chapter.)
- Subd. ~~5251~~. Plumbing, television, radio, electrical sales and related accessory repair.
- Subd. ~~5352~~. Prepared food restaurants: delivery and/or take out only, with no interior seating.
- Subd. ~~5453~~. Private clubs (may serve food and beverages).
- Subd. ~~5554~~. Reception halls/event centers, with or without catering services.
- Subd. ~~5655~~. Recreation, personal fitness (defined as containing less than 3,000 square feet of floor area).
- Subd. ~~5756~~. Religious institutions such as churches, chapels, temples, synagogues, mosques limited to worship and directly related social events.
- Subd. ~~5857~~. Sewing machine sales and service.

- Subd. ~~5958~~. Sexually oriented businesses — accessory or principal (as regulated by [Section 21195](#) of this Chapter).
- Subd. ~~6059~~. Shoe repair.
- Subd. ~~6160~~. Sporting goods and recreational equipment sales, not including motorized vehicles or boats.
- Subd. ~~6261~~. Sports/~~and~~ fitness/[commercial recreation clubs businesses, indoor](#).
- Subd. ~~6362~~. Studios — artist, dance, decorating, karate, music, portrait photography, and similar uses.
- Subd. ~~6463~~. Tailoring services.
- Subd. ~~6564~~. Tanning salons.
- Subd. ~~6665~~. Theaters (indoor only).
- Subd. ~~6766~~. Therapeutic massage.
- Subd. ~~6867~~. Tobacco or e-cigarette shops.
- Subd. ~~6968~~. Toy stores.
- Subd. ~~7069~~. Tutoring/learning centers.
- Subd. ~~7170~~. Variety stores.
- Subd. ~~7271~~. Veterinary clinics and related indoor kennel.
- Subd. ~~7372~~. Video rental and sales.

Section 47. [Amendment](#). Section 21470.07 of the Plymouth City Code [C-4, COMMUNITY COMMERCIAL DISTRICT -- CONDITIONAL USES] is amended to add new Subd. 19 as follows:

[Subd. 19. Sports/fitness/commercial recreation businesses, outdoor.](#)

Section 48. [Amendment](#). The “Retail, Hospitality, and Office” section of “Table 21475-A: Use Matrix” of Section 21475.04 of the Plymouth City Code [CC, CITY CENTER DISTRICT -- ALLOWED USES] is amended as follows:

<b>Retail, Hospitality, and Office</b>	<b><u>CC</u></b>	<b><u>Use Standard (§ = Section)</u></b>
Entertainment - Commercial, Indoor	P	§21475.05 (Subd. 4)
Firearms Ammunition Sales	X	
Firearms Sales and Ranges (Indoor or Outdoor)	X	
<del>Sports/Fitness/Recreation</del> —Commercial <u>Recreation</u> , Indoor	P	§21475.05 (Subd. 3)
Hotel	P	§21475.05 (Subd. 10)
Motor Vehicle Fuel Sales	X	<a href="#">§21015</a>
Motor Vehicle Sales, Leasing, or Rental Dealership	X	
Offices, Administrative/Commercial	P	§21475.05 (Subd. 5)
Offices, Professional	P	§21475.05 (Subd. 6)
Outdoor Dining (Accessory Only)	AP	§21475.07 (Subd. 3)
Overnight Storage, Parking of Company Vehicles or Trailers	X	
Pawn Shops	X	
Personal Services	P	§21475.05 (Subd. 7)
Restaurants and Bars	P	§21475.05 (Subd. 9)
Retail Sales and Service	P	§21475.05 (Subd. 8)
Secondhand Goods Dealer	X	
<del><b>Retail, Hospitality, and Office</b></del> <b><u>[DELETE ROW]</u></b>		
Check Cashing Facilities, Same-Day Loan Services, and Similar Non-Full-Service Financial Institutions	X	
Uses without an Active Use on the Main Floor, unless Public	X	

Section 49. Amendment. The “Other (Accessory Only)” section of “Table 21475-A: Use Matrix” of Section 21475.04 of the Plymouth City Code [CC, CITY CENTER DISTRICT -- ALLOWED USES] is amended as follows:

<b>Other (Accessory Only)</b>	<b><u>CC</u></b>	<b><u>Use Standard (§ = Section)</u></b>
Antennas	C	<a href="#">§21175</a> , <a href="#">§21015</a>
Electric Vehicle Supply Equipment	P	§21120.02 (Subd. 10)
Essential Services	AP	§21475.07 (Subd. 4)
Fences	P	<a href="#">§21130</a>
Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.	P	§21194
<u>Outdoor Generators</u>	<u>AP</u>	<u>§21470.11 (Subd. 7)</u>
Radio and Television Stations	X	
Roof-mounted Solar Energy Systems	P	<a href="#">§21173</a>
Signs	P	<a href="#">§21155</a>

Section 50. Amendment. Section 21475.05, Subd. 3 of the Plymouth City Code [CC, CITY CENTER DISTRICT -- PERMITTED USE STANDARDS] is amended as follows:

Subd. 3. ~~**Sports/Fitness/Recreation**~~—**Commercial Recreation, Indoor.** Defined for the purposes of this district as: Indoor ~~commercial~~ activities in which the consumer/participant engages in a ~~recreational~~, sports, ~~and/or fitness~~, athletic, ~~and/or recreational~~ experience. Examples include ~~dance or gymnastics~~, health clubs, bowling centers, tennis and pickleball facilities, and similar activities, ~~excluding shooting ranges~~.

Section 51. Amendment. Section 21550.03 of the Plymouth City Code [C-5, COMMERCIAL/INDUSTRIAL DISTRICT -- PERMITTED USES] is amended to delete Subd. 5, re-number the subsequent items accordingly, and amend re-numbered Subd. 18, as follows

~~Subd. 5. Commercial recreation, indoor (e.g., bowling alleys, roller rinks).~~

Subd. ~~6~~5. Conference centers.

Subd. ~~7~~6. Contractor operations.

Subd. ~~8~~7. Copy/printing services (excludes printing presses and publishing facilities).

Subd. ~~9~~8. Essential services not including structures, except those requiring administrative permits or conditional use permits pursuant to [Section 21160](#) of this Chapter.

Subd. ~~10~~9. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.

Subd. ~~11~~10. Laboratories.

Subd. ~~12~~11. Landscape nurseries.

Subd. ~~13~~12. Locksmiths.

Subd. ~~14~~13. Lumber yards, building material sales, and similar bulk type retail sales establishments.

Subd. ~~15~~14. Mini-storage facilities.

Subd. ~~16~~15. Offices, administrative/commercial (excludes offices/clinics for medical, dental, or chiropractic services).

Subd. ~~17~~16. Religious institutions such as churches, chapels, temples, synagogues, mosques limited to worship and directly related social events.

Subd. ~~18~~19. Sexually oriented businesses - accessory or principal (as regulated by [Section 21195](#) of this Chapter).

Subd. ~~19~~18. Sports ~~and~~ fitness ~~commercial recreation clubs~~ businesses, indoor.

Subd. ~~20~~19. Studios - artist, dance, decorating, karate, music, portrait photography, and similar uses.

Subd. ~~21~~20. Vending companies.

Subd. ~~22~~21. Wholesale showrooms.

Section 52. Amendment. Section 21555.03, Subd. 15 of the Plymouth City Code [B-C, BUSINESS CAMPUS DISTRICT -- PERMITTED USES] is amended as follows:

Subd. 15. Sports/~~and~~ fitness/commercial recreation clubs businesses, indoor.

Section 53. Amendment. Section 21555.07, Subd. 13 (a) of the Plymouth City Code [B-C, BUSINESS CAMPUS DISTRICT -- CONDITIONAL USES] is amended as follows:

- (a) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1-C-2~~ Zoning District.

Section 54. Amendment. Section 21560.07 of the Plymouth City Code [I-1, LIGHT INDUSTRIAL DISTRICT -- CONDITIONAL USES] is amended to delete Subd. 13 and re-number the subsequent items accordingly, as follows:

~~Subd. 13. — Sports and fitness clubs.~~

Subd. ~~14~~13. Truck or trailer rental operations, provided that:

- (a) Rental vehicles and trailers shall be parked on a paved surface that conforms to [Section 21135](#) of this Chapter.
- (b) Parking, driveway, and circulation standards and requirements shall comply with [Section 21135](#) of this Chapter.
- (c) There shall be no outside repair or maintenance of vehicles or trailers.
- (d) No outside storage of parts, equipment, or damaged vehicles or trailers shall be allowed.
- (e) Rental vehicles and trailers shall not be parked or stored within a required front yard area.

Subd. ~~15~~14. Other uses similar to those allowed in this section, as determined by the City.

Section 55. Amendment. Section 21560.11, Subd. 3 of the Plymouth City Code [I-1, LIGHT INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 3. ~~Sports/fitness/C~~commercial recreation businesses, indoor, provided there would be sufficient parking as determined by Zoning Administrator.

Section 56. Amendment. Section 21565.07, Subd. 14 (a) of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- CONDITIONAL USES] is amended as follows:

- (a) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the ~~C-1~~C-2 Zoning District.

Section 57. Amendment. Section 21565.07, Subd. 15 of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- CONDITIONAL USES] is amended as follows:

- Subd. 15. ~~Sports and fitness clubs.~~Sports/fitness/commercial recreation businesses, indoor.

Section 58. Amendment. Section 21565.11 of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended to delete Subd. 3 and re-number the subsequent items accordingly, as follows:

~~Subd. 3. Commercial recreation, indoor, provided there would be sufficient parking as determined by the Zoning Administrator.~~

Subd. ~~4~~3. Essential services requiring a permit as provided by [Section 21160](#) of this Chapter.

Subd. ~~4~~5. Ground-Mounted Solar Energy Systems, as regulated by [Section 21174](#) of this Chapter.

Subd. ~~5~~6. Offices, administrative/commercial (excludes offices/clinics for medical, dental, or chiropractic services) using over 50 percent of the principal structure or as a freestanding principal use, provided the parking regulations of this Chapter are met.

Subd. ~~7~~6. Other uses of the same general character as those listed as a permitted use in this District.

Subd. ~~8~~7. Outside, above ground storage facilities for fuels used for heating purposes; outdoor generators located 200 feet or more away from residentially guided or zoned property; and outdoor equipment used for dispensing fuels to vehicles or containers used in conjunction with the approved principal use, but not for sale. Such features for new developments shall be included with the site plan submitted for review and approval as required by this Chapter, and such features for existing developments shall be subject to the approval of the Zoning Administrator and the following criteria:

- (a) The design, construction, and location of any such features must comply with State and City codes including appropriate National Fire Protection Association standards, Minnesota State Fire Code requirements, and manufacturer's specifications.

- (b) An accurate site plan for the development based upon a certified survey shall be submitted showing to scale the location of such features, including any fencing and landscaping related to safety or screening.
- (c) To assure that fire hose streams can be directed onto such features with minimal obstruction, solid wall enclosures shall not be used.
- (d) Such features must be located so as not to obstruct approved parking spaces, driving aisles, fire lanes, utility easements, or required building ingress or egress points.
- (e) No signage shall be permitted, other than required safety information, product identification, product hazards, and operation instructions. For the purpose of this Section, "signage" includes words, graphics, logos, and symbols.
- (f) Outdoor generators located less than 200 feet from residentially zoned or zoned property shall require the approval of a site plan (or site plan amendment) for a major project, pursuant to Section [21045.05](#) of this Chapter.

Subd. ~~98~~. Outside storage as an accessory use when not abutting any residentially zoned or used property other than vacant FRD property classified for non-residential use by the Land Use Guide Plan, provided that:

- (a) The storage area is surfaced with blacktop, concrete, or other approved material to control dust.
- (b) The storage area does not take up parking space or loading space as required for conformity to this Chapter.
- (c) All requirements of Section [21105.11](#) of this Chapter are met.

Subd. ~~109~~. Shooting ranges, indoor, involving firearms, provided there would be sufficient parking as determined by the Zoning Administrator.

Subd. ~~110~~. Temporary mobile towers for personal wireless service antennas, as regulated by [Section 21175](#) of this Chapter.

Subd. ~~1211~~. Temporary events and outdoor sales subject to the following criteria:

- (a) Special Promotional Events (except Carnivals).
  - (1) Such activity is directed towards the general public and includes grand openings, business events, craft shows, flea markets, mechanical and animal rides, and outdoor display of materials.

- (2) The event shall not exceed the period specified in the administrative permit and in no case shall it exceed three consecutive calendar days per event.
  - (3) There shall be no more than two special events per calendar year per property. However, each tenant in a multi-tenant building shall be permitted to have one special event per year. Multi-tenant buildings with less than five lease spaces shall be considered as a single property for purposes of this provision.
- (b) Carnivals.
- (1) The applicant must submit an amusement license application as required by [Section 1100](#) of the City Code.
  - (2) The event shall not exceed the period specified in the administrative permit and in no case shall exceed seven consecutive calendar days per event.
  - (3) There shall be no more than one carnival per calendar year per property.
- (c) Outdoor Sales, including but not limited to transient merchants and transient produce merchants.
- (d) General Standards applying to all temporary events and outdoor sales.
- (1) The event or sale shall be accessory to or promoting the permitted or conditional use approved for the site.
  - (2) Tents, stands, and other similar temporary structures may be used, provided they are clearly identified on the submitted plan and provided that it is determined by the Zoning Administrator that they will not impair the parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.
  - (3) The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed event can and will be provided for the duration of the event. Determination of compliance with this requirement shall be made by the Zoning Administrator who shall consider the nature of the event and the applicable parking requirements of [Section 21135](#). Consideration shall be given to the parking needs and requirements of other occupants in the case of multi-tenant buildings. Parking on public right-of-way and streets is prohibited; except that parking on local streets may be allowed on

Saturday and Sunday only, provided that the petitioner arranges for traffic control by authorized enforcement officers, as approved in writing by the Police Chief, at the petitioner's expense.

- (4) Signage related to the event or sale shall be in compliance with the temporary sign standards of [Section 21155](#) and shall be allowed for the duration of the event. The Zoning Administrator may authorize special signage for purposes of traffic direction and control; the erection and removal of such signage shall be the responsibility of the applicant.
- (5) The approved permit shall be displayed on the premises for the duration of the event.
- (6) All activity related to the event or sale must take place within the time permitted in the administrative permit. No buildings, equipment or materials may be erected or displayed prior to the start date identified in the permit application and all structures, equipment and displays must be removed by the end date identified in the administrative permit.
- (7) Not more than one such event or sale shall be allowed per property at any given time.

Subd. ~~13~~12. Temporary structures, as regulated by [Section 21167](#) of this Chapter.

Section 59. Amendment. Section 21570.09 of the Plymouth City Code [I-3, HEAVY INDUSTRIAL DISTRICT -- CONDITIONAL USES] is amended to delete Subd. 13 and re-number the subsequent items accordingly, as follows:

~~Subd. 13. — Sports and fitness clubs.~~

Subd. ~~14~~13. Storage, use, or manufacturing of gasoline, crude oil, bulk fuel or similar liquid storage as a principal use, provided that:

- (a) A drainage system subject to the approval of the City shall be installed.
- (b) There be no outside storage except as allowed under the conditional use permit, provided compliance with Section [21105.11](#) of this Chapter would be met.

Subd. ~~15~~14. Truck or trailer rental operations, provided that:

- (a) Rental vehicles and trailers shall be parked on a paved surface that conforms to [Section 21135](#) of this Chapter.

- (b) Parking, driveway, and circulation standards and requirements shall comply with [Section 21135](#) of this Chapter.
- (c) There shall be no outside repair or maintenance of vehicles or trailers.
- (d) No outside storage of parts, equipment, or damaged vehicles or trailers shall be allowed.
- (e) Rental vehicles and trailers shall not be parked or stored within a required front yard area.

Subd. ~~1615~~. Waste facilities, provided that:

- (a) All applicable federal, state and/or county permits are obtained including, but not limited to:
  - (1) The Federal Environmental Protection Agency (EPA).
  - (2) The Minnesota Pollution Control Agency (MPCA).
  - (3) The Minnesota Department of Natural Resources (DNR).
- (b) Any applicable environmental review requirements outlined in [Section 21040](#) of this Chapter are satisfactorily met.
- (c) A financial guarantee in a form deemed acceptable by the City Attorney is provided to ensure the following minimum activities:
  - (1) Completion of site improvements.
  - (2) Emergency clean up and correction.
  - (3) Closure and post closure activities.
- (d) The facility is subject to periodic monitoring as determined by the City.
- (e) The facility ~~is provided~~ provides a minimum of two independent emergency access escape routes, neither of which may traverse residentially zoned areas.
- (f) The facility is set back a minimum 1,000 feet from all storm water holding areas, natural drainage facilities and wetlands.
- (g) All storm water runoff is held on site prior to release into natural drainageways and the City's storm drainage system.

- (h) The outside storage of materials, containers or disposal facilities involving hazardous waste is prohibited.
- (i) The outside storage of materials, containers or disposal facilities involving non-hazardous materials is enclosed and screened as outlined in [Section 21130](#) of this Chapter.
- (j) The loading and/or unloading of waste materials is conducted within buildings and upon an impermeable floor surface.
- (k) All development, operation, maintenance and closure/conversion plans are subject to City approval.
- (l) A sign indicating the facility's inventory of waste materials by type and location is posted at the main entrance of the site.
- (m) All hazardous waste materials stored on the site are clearly designated.
- (n) All facility employees are subject to emergency training programs, the procedures and techniques of which are subject to City approval.
- (o) Emergency preparedness plans which:
  - (1) Establish procedures for handling ruptures, spills and the like.
  - (2) Alert applicable agencies and area property owners.
  - (3) Establish provisions for emergency evacuation that are provided to and approved by the City.
- (p) All containers used for the outside storage of waste materials are properly cleaned prior to storage and maintained in a clean manner so as not to attract vectors or cause objectionable odors.

Subd. ~~17~~16. Other uses similar to those allowed in this section, as determined by the City.

Section 60. Amendment. Section 21570.13 of the Plymouth City Code [I-3, HEAVY INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended to delete Subd. 3 and re-number the subsequent items accordingly, as follows:

~~Subd. 3. Commercial recreation, indoor, provided there would be sufficient parking as determined by the Zoning Administrator.~~

Subd. 43. Essential services requiring a permit as provided by [Section 21160](#) of this Chapter.

- Subd. ~~54~~. Ground-Mounted Solar Energy Systems, as regulated by [Section 21174](#) of this Chapter.
- Subd. ~~65~~. Offices, administrative/commercial (excludes offices/clinics for medical, dental, or chiropractic services) using over 50 percent of the principal structure or as a freestanding principal use, provided the parking regulations of this Chapter are met.
- Subd. ~~76~~. Other uses of the same general character as those listed as a permitted use in this District.
- Subd. ~~87~~. Outside, above ground storage facilities for fuels used for heating purposes; outdoor generators located 200 feet or more away from residentially guided or zoned property; and outdoor equipment used for dispensing fuels to vehicles or containers used in conjunction with the approved principal use, but not for sale. Such features for new developments shall be included with the site plan submitted for review and approval as required by this Chapter, and such features for existing developments shall be subject to the approval of the Zoning Administrator and the following criteria:
- (a) The design, construction, and location of any such features must comply with State and City codes including appropriate National Fire Protection Association standards, Minnesota State Fire Code requirements, and manufacturer's specifications.
  - (b) An accurate site plan for the development based upon a certified survey shall be submitted showing to scale the location of such features, including any fencing and landscaping related to safety or screening.
  - (c) To assure that fire hose streams can be directed onto such features with minimal obstruction, solid wall enclosures shall not be used.
  - (d) Such features must be located so as not to obstruct approved parking spaces, driving aisles, fire lanes, utility easements, or required building ingress or egress points.
  - (e) No signage shall be permitted, other than required safety information, product identification, product hazards, and operation instructions. For the purpose of this Section, "signage" includes words, graphics, logos, and symbols.
  - (f) Outdoor generators located less than 200 feet from residentially guided or zoned property shall require the approval of a site plan (or site plan amendment) for a major project, pursuant to [Section 21045.05](#) of this Chapter.

Subd. ~~98~~. Outside storage as an accessory use when not abutting any residentially zoned or used property other than vacant FRD property classified for non-residential use by the Land Use Guide Plan, provided that:

- (a) The storage area is surfaced with blacktop, concrete, or other approved material to control dust.
- (b) The storage area does not take up parking space or loading space as required for conformity to this Chapter.
- (c) All requirements of Section [21105.11](#) of this Chapter are met.

Subd. ~~109~~. Temporary mobile towers for personal wireless service antennas, as regulated by [Section 21175](#) of this Chapter.

Subd. ~~1110~~. Temporary events and outdoor sales subject to the following criteria:

- (a) Special Promotional Events (except Carnivals).
  - (1) Such activity is directed towards the general public and includes grand openings, business events, craft shows, flea markets, mechanical and animal rides, and outdoor display of materials.
  - (2) The event shall not exceed the period specified in the administrative permit and in no case shall it exceed three consecutive calendar days per event.
  - (3) There shall be no more than two special events per calendar year per property. However, each tenant in a multi-tenant building shall be permitted to have one special event per year. Multi-tenant buildings with less than five lease spaces shall be considered as a single property for purposes of this provision.
- (b) Carnivals.
  - (1) The applicant must submit an amusement license application as required by [Section 1100](#) of the City Code.
  - (2) The event shall not exceed the period specified in the administrative permit and in no case shall exceed seven consecutive calendar days per event.
  - (3) There shall be no more than one carnival per calendar year per property.
- (c) Outdoor Sales, including but not limited to transient merchants and transient produce merchants.

- (d) General Standards applying to all temporary events and outdoor sales.
  - (1) The event or sale shall be accessory to or promoting the permitted or conditional use approved for the site.
  - (2) Tents, stands, and other similar temporary structures may be used, provided they are clearly identified on the submitted plan and provided that it is determined by the Zoning Administrator that they will not impair the parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.
  - (3) The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed event can and will be provided for the duration of the event. Determination of compliance with this requirement shall be made by the Zoning Administrator who shall consider the nature of the event and the applicable parking requirements of [Section 21135](#). Consideration shall be given to the parking needs and requirements of other occupants in the case of multi-tenant buildings. Parking on public right-of-way and streets is prohibited; except that parking on local streets may be allowed on Saturday and Sunday only, provided that the petitioner arranges for traffic control by authorized enforcement officers, as approved in writing by the Police Chief, at the petitioner's expense.
  - (4) Signage related to the event or sale shall be in compliance with the temporary sign standards of [Section 21155](#) and shall be allowed for the duration of the event. The Zoning Administrator may authorize special signage for purposes of traffic direction and control; the erection and removal of such signage shall be the responsibility of the applicant.
  - (5) The approved permit shall be displayed on the premises for the duration of the event.
  - (6) All activity related to the event or sale must take place within the time permitted in the administrative permit. No buildings, equipment or materials may be erected or displayed prior to the start date identified in the permit application and all structures, equipment and displays must be removed by the end date identified in the administrative permit.
  - (7) Not more than one such event or sale shall be allowed per property at any given time.

Subd. 11. Temporary structures, as regulated by [Section 21167](#) of this Chapter.

Section 61. Amendment. Section 21650.13 of the Plymouth City Code [P-I, PUBLIC/INSTITUTIONAL DISTRICT -- AREA REQUIREMENTS AND CONSTRUCTION LIMITATIONS] is amended as follows:

**21650.13. - Area Requirements and Construction Limitations.**

The following requirements shall be observed in the P-I District subject to additional requirements, exceptions, modifications set forth in this Chapter:

District Area Minimum	Minimum Lot Area (acres)		Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Structural Coverage (a)		Minimum Setbacks (feet) (a)		Maximum Building Height	
2 acres	Community Centers	3	100	None	General Uses	50%	Abutting Residential District (b)		Princ. Bldg.	45 feet
	Elementary Schools	15			Correctional Facilities	8%	Front yard (b)	<del>75</del> 50	Acc. Bldg. 120 sq. ft. or less	10 feet
	Hospitals	10					Side yard (b)	<del>75</del> 50	Acc. Bldg. over 120 sq. ft.	20 feet
	Junior High Schools	30					Rear yard (b)	<del>75</del> 50		
	Religious Institutions	3					Abutting Non-Residential District			
	Senior High Schools or Correctional Facilities	50					Front yard	50		
	Other uses	2					Side yard corner lot	50		
							Side yard interior lot	15		

District Area Minimum	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Structural Coverage (a)	Minimum Setbacks (feet) (a)	Maximum Building Height
					Rear yard 15	
					Correctional Facilities	
					Front 200	
					Side 400	
					Rear 400	
<p>(a) Special requirements apply for environmental overlay districts — See appropriate text            (b) Where a P-I District abuts a residential district or is separated from a residential district by a local or minor collector street.</p>						

Section 62. Amendment. Section 21655.31, Subd. 3 of the Plymouth City Code [PUD, PLANNED UNIT DEVELOPMENT DISTRICT -- PUD 81-1 (NORTHWEST BUSSINESS CAMPUS)/AMENDMENT FOR MIND BODY SOLUTIONS] is amended as follows:

Subd. 3. **Allowable Uses.** In addition to the uses previously approved within the PUD, a yoga studio shall be permitted ~~on Lot 1, Block 1, Northwest Business Campus.~~

Section 63. Amendment. Section 21655.33, Subdivisions 3 and 4 of the Plymouth City Code [PUD, PLANNED UNIT DEVELOPMENT DISTRICT -- PUD 83-1 (PARKERS LAKE)/AMENDMENT FOR NORTHWEST POINTE BUSINESS CENTRE] are amended as follows:

Subd. 3. Incorporated herein by reference are the PUD amendment plans to allow an indoor sports/and-fitness/commercial recreation club business, as approved by City Council Resolution 2017-191 on file in the office of the Zoning Administrator under File 2017039.

Subd. 4. **Allowable Uses.** In addition to the uses previously approved within the PUD, a picture framing facility including warehouse with a showroom for retail sales, as well as an indoor sports/and-fitness/commercial recreation club business, shall be permitted on Lot 1, Block 1, Northwest Pointe Business Centre.

Section 64. Amendment. Section 21655.44, Subd. 3 of the Plymouth City Code [PUD, PLANNED UNIT DEVELOPMENT DISTRICT -- INTERFAITH OUTREACH PUD] is amended as follows:

Subd. 3. **Allowable Uses.** The uses allowed in this PUD shall include any permitted, accessory, or interim uses allowed in the C-2 district, indoor sports ~~/and/~~ fitness/commercial recreation clubs businesses no greater than 45,000 square feet, clothing and furniture sales up to 10,000 square feet, training and tutoring services, food distribution (grocery), and day care facilities. All uses listed herein shall be considered "permitted" uses in the PUD, provided they comply with all development standards and conditions for the use as established by this Chapter. Additionally, the uses listed as Uses by Administrative Permit in the C-2 (general commercial) zoning district shall be allowed by administrative permit in the PUD.

Section 65. Amendment. Section 21655.45, Subd. 1 of the Plymouth City Code [PUD, PLANNED UNIT DEVELOPMENT DISTRICT -- PUD 81-1 (NORTHWEST BUSSINESS CAMPUS)/AMENDMENT FOR WESTHEALTH SIGNAGE] is amended as follows:

Subd. 1. **Location.** The property affected by this PUD amendment is located at 3005 Campus Drive, and is legally described as Lots ~~1, 2, and 3~~ of Block 1, WEST SUBURBAN HEALTH CAMPUS ~~SECOND-FOURTH~~ ADDITION, Hennepin County, Minnesota.

Section 66. Amendment. Section 21655.61, Subd. 3 of the Plymouth City Code [PUD, PLANNED UNIT DEVELOPMENT DISTRICT -- PUD 81-1 (NORTHWEST BUSSINESS CAMPUS)/AMENDMENT FOR MINI HOPS GYMNASTICS] is amended as follows:

Subd. 3. **Allowable Uses.** In addition to the uses previously approved within the PUD, an indoor sports ~~/and/~~ fitness/commercial recreation club-business and accessory preschool shall be permitted at the subject location.

Section 67. Amendment. Section 21655.79, Subd. 3 (c) of the Plymouth City Code [PUD, PLANNED UNIT DEVELOPMENT DISTRICT – SPRC LAND VENTURES PUD (“THE BOULEVARD”)] is amended as follows:

- (c) Lots 4-5, Block 1: Lot 4, Block 1: Grocery supermarket, grocery superstore, hotel, or indoor sports/fitness/commercial recreation ~~use-business~~ (as defined in the Plymouth Zoning Ordinance) containing up to 65,000 sq. ft. Accessory fuel sales may be provided in conjunction with a grocery store for the property located at 6130 Sycamore Lane; and Lot 5, Block 1: Retail or coffee shop building containing up to 3,000 sq. ft. that may include drive-through or drive-up window service.

Section 68. [Amendment.](#) Table 3 in Section 21665.04, Subd. 2 of the Plymouth City Code [SHORELAND MANAGEMENT OVERLAY DISTRICT -- GENERAL DENSITY AND DESIGN STANDARDS] is amended as follows:

<b>Table 3: Special Minimum Lot Size and Structure Setback Standards</b>						
	<b>Lots Abutting Public Water (Riparian Lots)</b>			<b>Lots Not Abutting Public Water (Non-Riparian Lots)</b>		
<b>Class</b>	<b>Width (min.)</b>	<b>Area (min.)</b>	<b>Setback from <del>OWHL</del> OHWL (min.)</b>	<b>Width (min.)</b>	<b>Area (min.)</b>	<b>Setback (min.)</b>
NE/sewer	125 ft. @ OHWL/ BL	Greater of 40,000 square feet or UL	150 ft.	125 ft.@ BL	Greater of 20,000 square feet or UL	UL
NE/no sewer	200 ft. @ OHWL		150 ft.	UL		UL
GD/sewer	75 ft. @ OHWL	UL	50 ft.	UL	UL	UL
GD/no sewer	100 ft. @ OHWL	UL	75 ft.	UL	UL	UL
RD/sewer	110 ft. @ BL; 75 ft. @ OHWL	Greater of 20,000 square feet or UL	75 ft.	UL	UL	UL
RD/no sewer	150 ft. @ OHWL		100 ft.	UL	UL	UL
TS/sewer	UL	UL	50 ft.	UL	UL	UL
TS/no sewer	UL	UL	100 ft.	UL	UL	UL

Section 69. Amendment. Section 21670.03, Subd. 1 (b) of the Plymouth City Code [WETLANDS DISTRICT -- GENERAL PROVISIONS] is amended as follows:

(b) A wetland is land that meets the definition of "wetlands" as set forth in [Section 21005](#) of this Chapter. Wetlands shall be determined according to the United States Army Corps of Engineers Wetland Delineation Manual (January 1987) and regional supplements if available. Wetlands have been or will be identified and the wetland classification as established by the officially adopted City maps shall be prima facie evidence of the location and classification of a wetland. The official maps shall be developed and maintained by the Community and Economic Development Department and are open to inspection by the public. The presence or absence of a wetland on the official maps does not represent a definitive determination as to whether a wetland covered by this Section is or is not present. Wetlands that are identified during site specific delineation activities but do not appear on the official wetland maps are still subject to the provisions of this Section. It will be the responsibility of an applicant to delineate the exact wetland boundary or to determine that no wetland exists on a subject property. All delineations must be reviewed and approved by the City. Submission of a wetland delineation report shall be accompanied by a fee as set forth in the City Code. If an applicant questions whether a wetland exists or disputes its classification, the applicant shall have the burden to supply detailed information for review supporting the applicant's assertion, including but not limited to, topographic, hydrologic, floristic and soil data deemed necessary by the City to determine the jurisdictional status of the wetland, its exact boundary and its classification. Submission of a request for a reclassification of the wetland quality shall be accompanied by a fee as set forth in the City Code. Wetland delineations supplied by applicants shall be certified by a qualified wetland delineator. Wetland delineators must satisfy any certification requirements that may be established by the U.S. Army Corps of Engineers or the Minnesota Board of Water and Soil Resources.

Section 70. Effective Date. This Ordinance shall be in full force and effect upon its passage.

ADOPTED by the City Council on this \_\_\_\_ day of February, 2026.

\_\_\_\_\_  
Jeffry Wosje, Mayor

**ATTEST:**

\_\_\_\_\_  
Jodi M. Gallup, City Clerk

**CITY OF PLYMOUTH  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE NO. 2026-**

**ORDINANCE AMENDING CHAPTERS 1-11, 13-14,  
AND 20 OF THE PLYMOUTH CITY CODE (2026001)**

THE CITY OF PLYMOUTH ORDAINS:

Section 1. [Legislative Formatting for Amendments](#). Amendments within this Ordinance are marked as follows: underlined text = new text to be added, and ~~stricken text~~ = text to be deleted. Any text without markings (i.e., not underlined or ~~stricken~~) shall remain as currently exists.

Section 2. [Amendment](#). Section 105.01, Subd. 103 of the Plymouth City Code [DEFINITIONS OF COMMONLY USED TERMS] is amended as follows:

Subd. 103. *Solicitor* means a person who goes door-to-door to residences soliciting, or taking or attempting to take orders for sale of goods, wares, merchandise, or personal property or services of any nature whatsoever for future delivery or future performance whether or not such individual has, carries or exposes for sale, a sample of the subject to such order or whether or not ~~he is collecting~~ payments-payment is collected for such orders. Any such activity shall be deemed soliciting if it has as its ultimate purpose the obtaining of orders of such nature, even though it may not purport, initially, to be an effort to obtain such an order.

Section 3. [Amendment](#). Section 200.07, Subd. 3 of the Plymouth City Code [CITY COUNCIL; RULES OF PROCEDURE – PRESIDING OFFICER; DUTIES; APPEALS] is amended as follows:

Subd. 3. **Appeals.** Any member may appeal to the Council from a ruling of the Presiding Officer. If the appeal is seconded, the member may speak once solely on the question at issue, and the Presiding Officer may explain ~~his~~ their ruling, but no other Councilmember may participate in the discussion. The appeal shall be sustained if it is approved by a majority of the members present ~~exclusive of~~ excluding the Presiding Officer.

Section 4. [Amendment](#). Section 315.01, Subd. 3 of the Plymouth City Code [DISPOSITION OF UNCLAIMED PROPERTY – ABANDONED MOTOR VEHICLES] is amended as follows:

Subd. 3. **Disposition of Proceeds.** The proceeds of the sale of an abandoned motor vehicle shall be placed in the general fund of the City. If the former owner or entitled lienholder makes application and furnishes satisfactory proof of ownership or lien interest within 90 days of the sale, ~~he~~ they shall be paid the proceeds of the sale of the vehicle less the cost of towing,

preserving, and storing the vehicle and all administrative, notice and publication costs incurred in its handling.

Section 5. Amendment. Section 315.03, Subd. 5 of the Plymouth City Code [DISPOSITION OF UNCLAIMED PROPERTY – OTHER ABANDONED PROPERTY] is amended as follows:

Subd. 5. **Disposition of Proceeds.** The proceeds of the sale shall be placed in the general fund of the City. If the former owner makes application and furnishes satisfactory proof of ownership within six months of the sale, ~~he~~they shall be paid the proceeds of the sale of ~~his~~their property ~~less minus~~ the costs of storage and the proportionate part of the cost of published notice and other costs of the sale.

Section 6. Amendment. Section 425.01, Subd. 1 of the Plymouth City Code [GRADING AND EROSION CONTROL PLAN -- GRADING AND EROSION CONTROL PLAN] is amended as follows:

Subd. 1. A satisfactory ~~erosion control and~~ grading plan and erosion control plan consistent with the Minnesota Stormwater Manual must be submitted to, and approved by the City Engineer before ~~a~~grading-/filling operations commence, and before any required grading or building permit is issued for construction, if the ~~construction will work~~ would result in disturbing the soil. This Section 425 and Section 21185 of the Plymouth Zoning Ordinance shall work together to address grading operations.

Section 7. Amendment. Section 530.07 of the Plymouth City Code [TREE PRESERVATION -- REFORESTATION/RESTITUTION REQUIREMENT] is amended as follows:

**530.07. - Reforestation/Restitution Requirement.**

If a development exceeds the allowable removal or disturbance threshold specified in Section 530.05 above, the subdivider shall either reforest appropriate areas within the site (or outside the site if appropriate locations within the site are not available) or pay restitution, or provide a combination thereof, as directed by the City. For each one (1.0) tree inch that is removed or disturbed beyond the threshold, the subdivider shall replant 1.25 inches of new trees, or shall provide the City with ~~\$125.00~~\$175.00 in restitution for each one (1.0) tree inch removed or disturbed beyond the threshold.

Section 8. Amendment. Section 532.15 of the Plymouth City Code [OFFICIAL MAPS -- APPEALS] is amended as follows:

**532.15. - Appeals.**

Whenever a building permit is denied pursuant to this ordinance, the Board of Appeals and Adjustments shall, upon appeal filed with it by the owner of the land, grant a permit for building in an

area designated on the official map for a street or other public purpose in any case in which the Board of Appeals and Adjustments finds, upon the evidence and the arguments presented to it, (a) that the entire property of the appellant of which the area designated for public purposes forms a part cannot yield a reasonable return to the owner unless such a permit is granted, or (b) that balancing the interest of the City in preserving the integrity of the official map and of the comprehensive City plan and the interest of the property owner in the use of ~~his~~-their property and in the benefits of ownership, the grant of such permit is required by considerations of justice and equity. The Board of Appeals and Adjustments shall hold a public hearing upon the appeal after notice of the hearing has been published in the official newspaper once at least ten days before the hearing. If the Board of Appeals and Adjustments authorizes the issuance of a permit, it shall specify the exact location, ground area, height, and other details as to the extent and character of the building for which the permit is granted. If the Board of Appeals and Adjustments authorizes issuance of a permit, the Council or other Board or Commission having jurisdiction shall have six months from the date of the decision of the Board of Appeals and Adjustments to institute proceedings to acquire such land or interest therein, and if no such proceedings are started within that time, the City shall issue the permit if the application otherwise conforms to local ordinances.

Section 9. Amendment. Section 600.11 of the Plymouth City Code [GARBAGE AND RUBBISH DISPOSAL -- SERVICE CHARGES; MANNER OF PAYMENT] is amended as follows:

**600.11. - Service Charges; Manner of Payment.**

The expense of collection shall be paid to the collector monthly, by the owner, agent, occupant, or tenant of the premises from which such Garbage is collected, and such fee shall be full compensation for ~~his~~-their services in such collection ~~but in no case shall the fee charged for such collection exceed maximum sums set by the Council~~, provided that if the tenant or occupant of the property fails to pay said expense, the owner shall be liable therefore to the collector. The collector may refuse to make collection from any premises when the fees provided for herein are not paid within 30 days from the date when due. The collector shall notify the Health Officer and the Police Chief of the ~~discontinuance~~discontinuation of such service to any premises within two days after service is discontinued.

Section 10. Amendment. Section 600.19 of the Plymouth City Code [GARBAGE AND RUBBISH DISPOSAL -- RUBBISH DISPOSAL; DUTIES OF LICENSED COLLECTORS; SERVICE CHARGES] is amended as follows:

**600.19. - Rubbish Disposal; Duties of Licensed Collectors; Service Charges.**

Each licensed collector shall collect and haul away once each month to such place as may be designated by the Health Officer, all such Rubbish from premises located within the area in which ~~he~~ is they are authorized to collect Garbage. The collector may charge for such service to the owner or occupant of the premises an amount not to exceed a rate per bushel for such Rubbish removed as set by the Council. The rate charged by the collector shall vary with the volume or weight of the Rubbish

collected. The rate charged to an owner or occupant who recycles shall not be greater than the rate charged to ~~nonrecyclers~~ non-recyclers.

Section 11. Amendment. Section 705.31 of the Plymouth City Code [REGULATION OF PUBLIC AND PRIVATE SEWERS AND DRAINS -- APPROVAL REQUIRED FOR ADMISSION IN SEWERS OF HARMFUL OR OBJECTIONABLE MATERIALS] is amended as follows:

**705.31. - Approval Required for Admission in Sewers of Harmful or Objectionable Materials.**

The admission into the Public Sewers of any waters or wastes having harmful or objectionable characteristics shall be subject to the review and approval of the Building Official, who may prescribe limits on the strength and character of these waters and wastes. Where necessary, in the opinion of the Inspector, the owner shall provide at ~~his~~-~~their~~ expense, such preliminary treatment as may be necessary to treat these wastes prior to discharge to the Public Sewer. Plans, specifications and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the said inspector and of the state board of health and no construction of such facilities shall be commenced until said approval is obtained in writing. Preliminary treatment facilities provided for any waters or wastes, shall be maintained continuously in satisfactory and effective operation by the owner at ~~his~~-~~their~~ expense.

Section 12. Amendment. Section 705.33 of the Plymouth City Code [REGULATION OF PUBLIC AND PRIVATE SEWERS AND DRAINS -- CONTROL MANHOLES; WHEN REQUIRED; USE] is amended as follows:

**705.33. - Control Manholes; When Required; Use.**

When required by the Building Official, the owner of any property served by a Building Sewer carrying industrial wastes shall install and maintain at ~~his~~-~~their~~ expense a suitable control manhole in the Building Sewer to facilitate observation, sampling and measurement of the wastes. All measurements, tests, and analyses of the characteristics of waters and wastes shall be determined in accordance with standard methods for the examination of water and sewage approved by the Minnesota Department of Health, and shall be determined at the control manhole or upon suitable samples taken at said control manhole. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the Public Sewer to the point at which the Building Sewer is connected.

Section 13. Amendment. Section 720.19, Subd. 5 of the Plymouth City Code [CITY WATER SYSTEM -- DISCONTINUANCE OF SERVICE FOR VIOLATIONS] is amended as follows:

Subd. 5. **Discontinuance of Water Source; Notice and Hearing.** An order to terminate water service, except in the case of an emergency, under this Subsection shall be preceded by not less than ten days written notice to the owner or occupant to whom the water bill is given in the ordinary course of business, and given in the manner prescribed by the City.

The notice shall state the reason for the proposed termination, the date on which it shall take effect, and that the owner or occupant may appeal to the City Manager for a determination that the decision to terminate the service was properly made on the basis of a violation of this subsection. The City Manager shall on appeal resolve the dispute, and ~~he~~ they may dismiss the order to terminate the service, modify it in any way deemed necessary, or order the service terminated in the manner stated in the notice. The decision of the City Manager shall be final.

Section 14. Amendment. Section 720.25 of the Plymouth City Code [CITY WATER SYSTEM -- REPAIR OF LEAKS] is amended as follows:

**720.25. - Repair of Leaks.**

It is the responsibility of the owner or occupant to maintain the service pipe from the curb box into the house or building. In case of failure upon the part of any owner or occupant to repair any leak occurring in ~~his~~ their service pipe within 24 hours after verbal or written notice has been given by the City to the owner or occupant of the premises, the water will be shut off. When the waste of water is great, or when damage is likely to result from the leak, the water will be turned off if the repair is not proceeded with immediately upon the giving of such notice.

Section 15. Amendment. Section 735.09 of the Plymouth City Code [PLACEMENT AND REPLACEMENT OF UNDERGROUND AND/OR OVERHEAD UTILITY FACILITIES -- EXCEPTION, EMERGENCY OR UNUSUAL CIRCUMSTANCES] is amended as follows:

**735.09. - Exception, Emergency or Unusual Circumstances.**

Notwithstanding the provision of this Section, the City Engineer may grant special permission on such terms as ~~he may~~ deem ~~ed~~ appropriate in cases of emergency or other unusual circumstances, without discrimination as to any person or utility, to temporarily erect, construct, install, maintain, use or operate poles, overhead wires and associated overhead structures for periods up to nine months. Said permits may be renewed for additional six-~~month~~ month periods upon good cause shown. Upon a showing of unusual circumstances of permanent nature which cause extreme hardship, the Council may grant special permission to a person or utility to erect, construct, install, maintain, use or operate poles, overhead wires and associated structures within the City on a permanent basis.

Section 16. Amendment. Section 800.02, Subd. 2 of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- PUBLIC RIGHT-OF-WAY REGULATIONS] is amended by changing the following definition as follows, with no changes to other definitions:

*City Management Costs* means the actual costs incurred by the City for public rights-of-way management, including, but not limited to, costs incurred in connection with the registration process, the excavation or obstruction permit process, the inspection of project work and restoration and enforcement and correction of non-complying project work, mapping of public right-of-way users and

maintenance and regulation of public ~~right-of-ways~~ rights-of-way occupied by public right-of-way users.

Section 17. Amendment. Section 800.02, Subd. 5. B. of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- PUBLIC RIGHT-OF-WAY REGULATIONS] is amended as follows:

B. *Permit Applications.*

1. Excavation Permit. Applications for an excavation permit must be completed by the public Right-of-Way user. An application for an excavation permit shall be on a form furnished by the City and completed and submitted to the City with the following information:
  - a. The applicant's name; ~~Gopher~~ State One-Call One Call registration certificate number; postal address; ~~e-mail~~ email address; ~~and~~ telephone number; ~~and facsimile number.~~
  - b. The local representative's name; postal address; ~~e-mail~~ email address; telephone number; ~~facsimile number;~~ and current information regarding how to contact the local representative in an emergency.
  - c. The names, addresses, and telephone numbers of ~~the person(s)~~ or entities, other than the applicant or local representative, ~~to who would be involved in~~ performing the project work or any portion thereof.
  - d. A certificate of insurance or self-insurance verifying the coverage as required in this Section.
  - e. All mapping data and information, in form and substance, as required in this ~~s~~Section.
  - f. A detailed description and to-scale drawing ~~to a scale,~~ as required by the City, of the proposed project and project work, including identification of ~~the any~~ obstructions to be placed, the size and depth of any excavation, the schedule for commencement and completion of the proposed project, ~~and~~ the location and size of any trees impacted in the designated work area, and the location of any utility lines in the area impacted.
2. Obstruction Permit. An application for an obstruction permit shall be on a form furnished by the City and completed and submitted to the City with the following information:
  - a. The applicant's name, postal address, email address, and telephone number.

- b. The local representative's name, postal address, email address, telephone number, and current information regarding how to contact the local representative in an emergency.
- c. The names, addresses, and telephone numbers of persons or entities, other than the applicant or local representative, who would be involved in obstructing the public right-of-way.
- d. A certificate of insurance or self-insurance verifying the coverage as required in this Section.
- e. A detailed description and to-scale drawing, as required by the City, of the proposed obstruction, including identification of the obstruction to be placed, the schedule for commencement and completion of the proposed obstruction, and the size and extent of the obstruction. The size and extent of the obstruction, including interference to any lanes of travel (including but not limited to lanes designated for vehicle, pedestrian, or bicycle use) are subject to the review and approval of the City Engineer in accordance with the Minnesota Manual on Uniform Traffic Control Devices.

Section 18. Amendment. Section 800.02, Subd. 6. K. of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- PUBLIC RIGHT-OF-WAY REGULATIONS] is amended as follows:

- K. The permittee shall comply with the ~~Uniform Traffic Manual for Traffic Control~~ Minnesota Manual on Uniform Traffic Control Devices at all times during any project work and shall protect and identify excavations and work operations with barricade flags in the daylight hours and by warning lights at dusk and night.

Section 19. Amendment. Section 800.02, Subd. 15. B. 1. of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- PUBLIC RIGHT-OF-WAY REGULATIONS] is amended as follows:

- 1. Within six months after the effective date of this Section, all public right-of-way users which own or control facilities within public ~~right-of-ways~~ rights-of-way within the City on the effective date of this Section shall submit detailed mapping including restoration data in accordance with this Subdivision for all facilities and equipment located within the public right-of-way. Following initial mapping, all right-of-way users shall submit detail mapping including restoration data by April 1st of every year for all new facilities located within public rights-of-way in the City during the preceding calendar year or certification that no new facilities were installed.

Section 20. Amendment. Section 800.02, Subd. 16. C. of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- PUBLIC RIGHT-OF-WAY REGULATIONS] is amended as follows:

- C. *Limitation of Space.* To protect the health, safety, and welfare of the City or when necessary to protect the public right-of-way and its current use, the City may prohibit public right-of-way users from a particular right-of-way after consideration of the public interest, the public's needs for the particular utility service, the condition of the public right-of-way, the time of year with respect to essential utilities, the protection of existing facilities in the public right-of-way, and future City plans for public improvements and development projects. ~~which~~

Section 21. Amendment. Section 800.02, Subd. 17. C. 2. c. of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- PUBLIC RIGHT-OF-WAY REGULATIONS] is amended as follows:

- c. For requests involving the vacation of right-of-way, the applicant shall submit a legal description of the right-of-way to be vacated and the addresses of all properties directly abutting the right-of-way to be vacated; and

Section 22. Amendment. Section 800.02, Subd. 17. C. 3., Items b. and c. of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- PUBLIC RIGHT-OF-WAY REGULATIONS] are amended as follows:

- b. Notice of said hearing shall be published once in the official newspaper at least ten calendar days prior to the hearing, and shall be mailed at least ten days before the hearing to all landowners of property directly abutting the area to be vacated and to all utility companies serving the area.
- c. The City Engineer shall instruct the appropriate staff ~~persons~~ to prepare technical reports where appropriate, and provide general assistance in preparing a recommendation of the action to the Council.

Section 23. Amendment. Section 800.04 of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- STRUCTURES IN STREETS] is amended as follows:

**800.04. - Structures in Streets.**

Unless otherwise permitted in this Section, No-no person shall place, erect, or construct any structure in any street, boulevard, or right-of-way in the City if the structure causes or is likely to

cause people to use, or play in, the traveled portion of the roadway. This ~~s~~Section does not authorize construction of any structure that is otherwise prohibited by law.

Section 24. Amendment. Section 805.09, Subd. 3 of the Plymouth City Code [PARKS; REGULATIONS -- PROHIBITED ACTS; REGULATIONS] is amended as follows:

Subd. 3. **Parking.** No person shall park any vehicles in any place in a park except in designated parking areas without first obtaining a permit from the Parks and Recreation Department. No vehicle shall be parked or remain parked within any park after the park has been closed to the public.

Section 25. Amendment. Section 805.09, Subd. 12 of the Plymouth City Code [PARKS; REGULATIONS -- PROHIBITED ACTS; REGULATIONS] is amended as follows:

Subd. 12. **Trapping.** Only City authorized persons shall set, lay, prepare or have in ~~his~~their possession any trap, snare, artificial light, net, bird line, ferret or any contrivance whatever, for the purpose of trapping, catching, taking or killing any bird or animal within any park.

Section 26. Amendment. Section 807.02 of the Plymouth City Code [VEGETATION MANAGEMENT -- DEFINITIONS] is amended as follows:

#### **807.02. - Definitions.**

The following words and terms, wherever they occur in this Section, shall be interpreted as herein defined:

*Noxious Weeds* means ~~an~~ annual, biennial, or perennial plants that the Commissioner of Agriculture has designated as Prohibited Eradicate and/or Prohibited Control to be injurious to public health, the environment, public roads, crops, livestock, or other property pursuant to Minnesota Statutes § 18.71 and 18.77 Subdivision 8.

~~*Prohibited Plants* means and includes: articum minus (common burdock); amuranthus retroflexus (pigweed); rumex crispus (curly dock); abutilon theophrasti (velvetleaf); ambrosia spp (ragweed); kochia scoaria (kochia); melilotus officianalis (sweetclover); chenopodium album (lambs quarter); barbarea vulgaris (yellow rocket); and erassica kaber (wild mustard). For the purposes of this Section, taraxacum spp (common dandelion) or glechoma hederacea (creeping charlie) are not considered to be prohibited plants.~~

*Property* means and includes the land lying within the boundary of a lot or parcel, together with directly abutting boulevards (roadway rights-of-way) and directly abutting trail or sidewalk outlots. For purposes of this Section, if an abutting trail or sidewalk outlot lies between and abuts a roadway, the term "property" shall include the trail or sidewalk outlot and boulevard area extending to the nearest

edge of the roadway, and if such abutting trail or sidewalk outlot abuts another property, the term "property" shall include the trail or sidewalk outlot area extending to the nearest edge of the trail or sidewalk.

~~Rank Vegetation means and includes uncultivated vegetation that generally grows at a rapid rate and is planned, unintentional, or accidental. Rank vegetation does not include native buffers along wetlands, streams, and lakes.~~

Section 27. Amendment. Section 807.05 of the Plymouth City Code [VEGETATION MANAGEMENT -- NOTIFICATION PROCEDURE] is amended as follows:

**807.05. - Notification Procedure.**

If a property, as defined in this Section, contains ~~nuisance vegetation~~ turf grass that exceeds eight inches in length or noxious weeds, the City shall notify the property owner by sending a letter by first class mail to the property owner or posting a notice on the property. The notice shall include pertinent information regarding the nature of the violation, method of correction and a deadline for correcting the violation.

Section 28. Amendment. Section 807.07 of the Plymouth City Code [VEGETATION MANAGEMENT -- HARDSHIP AND APPEAL] is amended as follows:

**807.07. - Hardship and Appeal.**

Property owners shall be exempt from the requirements of this section if, as a result of circumstances beyond their control, the property owner is prevented from controlling the height of turf grass ~~and/or rank vegetation~~ on their property because of a hardship. A property owner may apply in writing to the Park and Recreation Director for a hardship determination. Hardship means that because of greater than 3:1 steep slopes or standing water, it is not feasible to maintain the area safely. The Park and Recreation Director shall review the property and determine whether a hardship exists. The decision of the Park and Recreation Director may be appealed by the property owner to the City Council by filing a written appeal within ten days of the Park and Recreation Director's decision.

Section 29. Amendment. Section 905.05 of the Plymouth City Code [FIRE PREVENTION CODE -- FIRE APPARATUS ACCESS ROAD SIGNS] is amended as follows:

**905.05. - Fire Apparatus Access Road Signs.**

When a fire lane or emergency access is located on public property or within a public right-of-way, the signage ~~or signs~~ shall be ~~erected~~ installed by the City, and when such fire lane or emergency access is located on private property, the ~~y~~ signage shall be ~~erected~~ installed by the property owner at ~~his own their~~ expense within 30 days after ~~he has been being~~ notified of the order. Ongoing maintenance shall also be the sole responsibility of the owner. Thereafter, no person shall park a vehicle or otherwise occupy or obstruct the fire lane or emergency access lane.

Section 30. Amendment. Section 915.21, Subd. 1 of the Plymouth City Code [ANIMAL CONTROL -- ANIMAL LIMITS] is amended as follows:

Subd. 1. In residential and single-family PUD (planned unit development) zoning districts, ~~No~~ no person shall own, harbor, keep or have custody of more than four dogs and cats in combination, no more than two of which may be dogs over six months old on their property without having first secured a Multiple Animal License as required herein. In other zoning districts where allowed, ~~except individuals involved in any animal related business. Individuals individuals~~ involved in the business of selling, boarding, breeding, treating, ~~or~~ grooming, or otherwise caring for animals must receive a Kennel License. For all zoning districts, ~~Animals which animals that~~ have been specially trained and certified to perform certain tasks such as for handicapped, police K-9s, search and rescue, and other designated working animals are not counted in ~~this requirement~~ the regulations stated herein, nor are animals that are part of any registered foster parent program.

Section 31. Amendment. Section 1010.01, Subd. 7.Q. of the Plymouth City Code [LICENSE FEES -- FEES] is amended as follows:

Q. Beekeeping License	\$100.00 <del>for new applications, \$50 for renewals</del> (every two years)
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Section 32. Amendment. Section 1010.01, Subd. 13 of the Plymouth City Code [LICENSE FEES -- FEES] is amended as follows:

Subd. 13. **Cannabis Fees:**

Type of Registration or License	Fee
Initial Cannabis or Hemp Retail Registration (including cannabis retailer, cannabis microbusiness with retail endorsement, cannabis mezzobusiness with retail endorsement, medical cannabis retailer, medical cannabis combination business, and lower-potency hemp edibles retailer)	\$500.00, or half the amount of an initial state license fee under Minn. Stat. 342.11, whichever is less.
Cannabis or Hemp Retail Renewal	<u>No fee for the first annual renewal. Fee for subsequent annual renewals:</u> \$1,000.00, or half the amount of a renewal state license fee under Minn. Stat. 342.11, whichever is less.
Temporary Cannabis Event License	See Temporary On-Sale Liquor License Fee
Civil Penalty for Cannabis Registration Violation	\$2,000.00

Section 33. Amendment. Section 1010.03, Subd. 1 of the Plymouth City Code [LICENSE FEES -- PENALTY FOR LATE PAYMENT OF LICENSE FEES] is amended as follows:

Subd. 1. **No Penalty.** No penalty for the late payment of any license shall be incurred by any licensee provided the owner or ~~his~~their agent makes application for the renewal of ~~his~~the existing license to the City Clerk and includes therein the payment of the required fee ~~therefor~~ prior to the expiration date of said license.

Section 34. Amendment. Section 1015.27 of the Plymouth City Code [PERMIT PROCEDURES AND FEES -- RIGHT-OF-WAY PERMIT PROCEDURES AND FEES] is amended as follows:

**1015.27. Right-of-Way Permit Procedures and Fees.**

Type of Permit or Charge	Fee
Registration Fee	\$140.00
Excavation Permit Hole	\$160.00
Excavation Permit Hole New Development	\$80.00
Trench Base (plus \$.40 per lineal foot over 100 feet) or (plus \$.20 per lineal foot over 100 feet new development)	\$125.00
Obstruction Permit Fee	<u>For 1 day or less: \$40.00</u> <u>For more than 1 day: \$500, plus \$0.01 per foot per lane per day</u>
Permit Extension Fee	\$30.00
Delay Penalty (\$10.00 additional for each day after three days)	\$60.00
Small Wireless Facility Permit Fee	\$160.00
Rent to occupy space on a City-owned wireless support structure	\$150.00 per small wireless facility per year
Maintenance associated with space occupied on a City-owned wireless support structure	\$25.00 per small wireless facility per year
Electricity used to operate a small wireless facility if not purchased directly from a utility	\$73.00 per small wireless facility per month per radio node less than or equal to 100 max watts
Electricity used to operate a small wireless facility if not purchased directly from a utility	\$182.00 per small wireless facility per month per mode over 100 max watts
Electricity used to operate a small wireless facility if not purchased directly from a utility	Actual cost per small wireless facility per month if greater than \$73.00 per radio node less than or equal to 100 max watts, or greater than \$182.00 per mode over 100 max watts

Section 35. [Amendment.](#) Section 1015.29 of the Plymouth City Code [PERMIT PROCEDURES AND FEES -- OTHER PERMIT FEES AND CHARGES] is amended as follows:

**1015.29. Other Permit Fees and Charges.**

The fees and charges for other activities requiring a permit under this Code are set by this Subsection under the following headings:

Type of Permit or Charge	Fee or Charge
DHS Licensed Facility Inspection Fee	\$50.00
Duplicate Inspection Record Cards	\$4.00
Fireworks Display	\$200.00
Grave Opening Fee at Parkers Lake Cemetery	\$300.00
Moving Fee	\$150.00 per building
Open Burn Permit Fee	\$100.00
Return Check Fee	\$30.00
Signs Requiring Permits	Up to 32 square feet in size \$50.00; 33 square feet to 64 square feet in size \$70.00 65 square feet to 96 square feet in size \$90.00 Over 96 square feet \$110.00
Street Excavation	\$30.00
Tanks Containing Flammable or Combustible Liquid or Gas (installation, modification, removal, or abandonment or any under or above ground tank)	\$75.00 per tank
Tents, Canopies, and Temporary Membrane Structures	\$50.00 each
Special Event (on City park property)	Up to 500 participants \$55.00 Over 500 participants \$108.00
<b>Oversize/Overweight Permit Fee</b>	<b>\$1.00 per ton per mile</b>

Section 36. [Amendment.](#) Section 1120.11, Subdivisions 1 and 3 of the Plymouth City Code [MOTOR BICYCLE/MOTOR SCOOTER RENTALS -- CONDITIONS OF LICENSE] are amended as follows:

- Subd. 1. **Driver's License.** The licensee shall not rent or lease a Motor Bicycle or motor scooter to any person, except if such person shall have a valid Minnesota driver's license in ~~his~~their possession and subject to the limitations as prescribed thereon.
  
- Subd. 3. **Instruction.** The licensee, ~~his~~their agents or employees, shall explain the operation of such Motor Bicycles or motor scooters including the controls, pedals, gears, and brakes of the particular vehicle to be used by each person leasing or using the same prior to the

time when it is operated by such person. The licensee shall call the attention of the lessee or bailee to the high degree of maneuverability of a Motor Bicycle or motor scooter and the lack of protection to the driver thereof if the vehicle is upset.

Section 37. Amendment. Section 1140.13.D. of the Plymouth City Code [SOLICITORS AND PEDDLERS -- PRACTICES PROHIBITED] is amended as follows:

- D. Calling attention to ~~his~~-their business or to ~~his~~-their merchandise, by crying out, by blowing a horn, by ringing a bell, or by any loud or unusual noise in areas zoned for residential use.

Section 38. Amendment. Section 1140.15 of the Plymouth City Code [SOLICITORS AND PEDDLERS -- EXCLUSION OF PEDDLERS AND SOLICITORS] is amended as follows:

**1140.15. - Exclusion of Peddlers and Solicitors.**

Any person who wishes to exclude Peddlers or Solicitors from their premises ~~occupied by him~~ may place upon or near the usual entrance to such premises a printed placard or sign bearing the following notice:

"Peddlers and Solicitors Prohibited"

Such placard shall be at least three and three-quarter inches long and three and three-quarter inches wide and the printing thereon shall not be smaller than 48-point type. No Peddler or Solicitor shall enter in or upon any premises or attempt to enter in or upon any premises where such placard or sign is placed and maintained notwithstanding the fact that ~~he~~-they may have obtained a solicitation certificate or solicitation credentials, as the case may be, under the provisions of this Section. No person other than the person occupying such premises shall remove, injure or deface such placard or sign.

Section 39. Amendment. Section 1140.19 of the Plymouth City Code [SOLICITORS AND PEDDLERS -- COMPLIANCE WITH ZONING] is amended as follows:

Transient Produce Merchants shall comply with provisions of the Plymouth Zoning Ordinance. Compliance with the Zoning Ordinance location, information, and plan requirements shall be verified in writing by the Community and Economic Development Director or their designee.

Section 40. Amendment. Section 1160.14.A. of the Plymouth City Code [PAWNBROKERS -- INSPECTION OF PREMISES] is amended as follows:

- A. *Premises.* Any licensee shall, at all times during the term of the license, allow the Police Department to enter the premises, where the licensee is carrying on business,

including all off-site storage facilities as authorized in Section [1160.12](#)(O), during normal business hours, except in an emergency, for the purpose of inspecting such premises and inspecting the articles and records therein to locate goods suspected or alleged to have been stolen and to verify compliance with this Section or other applicable laws. No licensee shall conceal any article in ~~his~~their possession from the Police Department.

Section 41. [Amendment](#). Section 1305.01, Subd. 1 of the Plymouth City Code [STREETS; TRAFFIC -- EMERGENCY STREET CLOSINGS] is amended as follows:

Subd. 1. **Reasons.** In an emergency either the City Manager, Director of Public Safety, or the Fire Chief may close off any public street, alley, or area to any or all vehicular or pedestrian traffic, including parked cars and reroute any or all such traffic when, in ~~his~~their discretion, it appears that such an act is necessary to control or prevent a riot, to fight or prevent the spreading of a fire, to control or remove explosives, to repair electrical service, gas, water or sewer main, or to prevent damage to life, limb or property that might result from any traffic or other hazard.

Section 42. [Amendment](#). Section 1305.05, Subd. 4 of the Plymouth City Code [STREETS; TRAFFIC -- WEIGHT LIMITS; SEASONAL RESTRICTIONS] is amended as follows:

Subd. 4. ~~Special Permits.~~**Permit Requirement.**

A. *Permit Required.* Any person desiring authority to move a vehicle or combination of vehicles of a size or weight or load exceeding the maximum authorized by this Section or otherwise not in conformity with the provisions hereof, ~~may make written application therefor to the City Engineer and upon good cause being shown therefor, the City Engineer may, in his/her discretion, issue such a permit shall first obtain an oversize/overweight permit therefor as required by this Section.~~

B. *Permit Application.* ~~An application for a permit under this Section shall be on a form furnished by the City and completed and submitted to the City with the following information:~~

1. The applicant's name, postal address, email address, and telephone number.
2. The designated contractor or vehicle operator's name, postal address, email address, telephone number, and current information regarding how to contact the designated contractor or vehicle operator in an emergency.
3. ~~The application and permit shall specifically describe~~ A detailed description of the vehicle or vehicles and loads to be moved, a written and graphic description of the public streets over which the same is to travel, and the

period of time for which the permit is granted. ~~The City Engineer shall prescribe the conditions to govern the operation of such vehicle or vehicles and may require a permit fee, as well as a bond, or other security to compensate for any injury to any roadway or road structure. Every such permit shall be carried on the vehicle or combination of vehicles to which it refers and shall be open to inspection by any police officer, official, or employee of the City. No person shall violate any of the terms or conditions of such special permit.~~

C. *Issuance of permit.* The City may deny a permit under this Section for the following reasons:

1. The applicant failed to fully comply with the application requirements herein.
2. The time schedule for the operation will conflict or interfere with a community exhibition, celebration, festival or any other similar community event in the area of the operation or interfere with a scheduled public improvement of the public right-of-way.
3. The proposed operation would be contrary to and negatively affect the public, health, safety, and welfare by interfering with the safety and convenience of ordinary travel over the public right-of-way, or would endanger the public right-of-way and its users.

D. *Conditions of Permit.* All permits issued under this Section shall be subject to the following requirements:

1. All permits issued under this Section or a copy of the permit shall be carried on the vehicle or combination of vehicles to which it refers and shall be open to inspection by any police officer, official, employee or representative of the City.
2. The permittee shall comply with the Minnesota Manual on Uniform Traffic Control Devices at all times during the operation.
3. The permittee shall promptly notify the City if the operation begins later or ends sooner than the dates specified in the permit.
4. The permittee shall be subject to the restoration standards established in Chapter 8 of this Code.
5. The City Engineer, at their discretion, may require a bond or other security to compensate for any injury to any roadway or road structure.
6. The City Engineer, at their discretion, shall prescribe conditions to govern the operation of such vehicle or vehicles.

7. The permittee shall obtain all other necessary permits, licenses and approvals, pay all required fees, and comply with all requirements of local, state and federal laws.

8. No person shall violate any of the terms or conditions of the permit.

E. *Permit Fees.* All permit fees shall be submitted to the City with the application. Permit fees shall be set to recover the City management costs and restoration costs as defined in Chapter 8 of this Code. The permit fees shall be established by this ordinance and Chapter 10 of this Code. No permit fee shall be refundable.

Section 43. Amendment. Section 1305.05, Subd. 5 of the Plymouth City Code [STREETS; TRAFFIC -- WEIGHT LIMITS; SEASONAL RESTRICTIONS] is amended as follows:

Subd. 5. **Damage to Streets.** Any person driving any vehicle, object, or contrivance upon any City street is liable for all damages which the ~~highway roadway~~ or ~~highway roadway~~ structure may sustain as a result of any illegal operation, driving, or moving of such vehicle, object, or contrivance, or as a result of operating, driving, or moving any vehicle, object, or contrivance in excess of the maximum weight authorized by and pursuant to the issuance of a ~~special~~ permit under this section. When such driver is not the owner of such vehicle, object, or contrivance, but is operating, driving, or moving the same with the express or implied permission of the owner, then the owner and driver are jointly and severally liable for any such damage. Such damage may be recovered in a civil action brought by the City.

Section 44. Amendment. Section 1305.05, Subd. 6 of the Plymouth City Code [STREETS; TRAFFIC -- WEIGHT LIMITS; SEASONAL RESTRICTIONS] is amended as follows:

Subd. 6. **Police Duties.** Any police officer having reason to believe that the weight of a vehicle and load is unlawful, is authorized to require the driver to stop and submit to a weighing of the same, either by means of portable or stationary scales, and may require that such vehicle be driven to the nearest scales, in the event such scales are within five miles. When any officer determines that the weight of any vehicle or the load thereon exceeds the maximum authorized, ~~he~~ they may require the driver to stop the vehicle in a suitable place and remain standing until such portion of the load is removed as may be necessary to reduce the gross weight of such vehicle to such limit as permitted under the provisions of this Section. All materials so unloaded shall be cared for by the owner or driver of such vehicle, at the risk of such owner or driver. A driver of a vehicle who fails or refuses to stop and submit the vehicle and load to a weighing, or who fails or refuses, when directed by an officer upon a weighing of the vehicle, to stop the vehicle and otherwise comply with the provisions of this Section, is guilty of a misdemeanor.

Section 45. Amendment. Section 1305.17, Subd. 6.A. of the Plymouth City Code [STREETS; TRAFFIC -- OPERATION AND REGULATION OF MOTORIZED GOLF CARTS AND ATVS] is amended as follows:

- A. The applicant must demonstrate that ~~he is~~ they are a physically handicapped person as defined in Minnesota Statutes, Section 169.345, Subdivision 2, as amended.

Section 46. Amendment. Section 1310.11, Subd. 13 of the Plymouth City Code [PARKING REGULATIONS -- TOW AWAY OF VEHICLES; CONTRACTORS] is amended as follows:

Subd. 13. **Liability and Property Damage Insurance.** The towing contractor must carry, at ~~his~~ their own expense, public liability, property damage, fire and theft, and public garage keepers' liability insurance in a good reliable insurance company licensed to do business in the State of Minnesota, and which shall include the City as a named insured, and all of which shall contain coverage in an amount of not less than \$100,000.00 for injury to any one person and not less than \$300,000.00 total injury in any one accident, and not less than \$10,000.00 fire and theft, \$25,000.00 for damage to property, and \$5,000.00 garage keepers' insurance and shall furnish and file with the City Clerk a policy or certificate of such insurance of the insurer which shall contain a clause providing for a ten-day notice to the City before cancellation. If any bond or policy of insurance required herein is canceled, the towing contractor, before date of cancellation, shall furnish and file a similar new certificate. Failure to comply with the provisions hereof shall automatically suspend the contract as of the date of the cessation of any such bond or liability, property and fire insurance coverage. In the event of cancellation of any policy, the towing contractor shall not be authorized to act as towing contractor for the City unless and until ~~he shall~~ they furnish and file a new bond or insurance policy or certificate evidencing insurance to replace the canceled policy.

Section 47. Amendment. The first paragraph of Section 1400.05 of the Plymouth City Code [MAINTENANCE AND USE OF PARKERS LAKE CEMETERY -- SALE OF LOTS] is amended as follows, with no changes to subsequent Subdivisions 1 through 3:

**1400.05. - Sale of Lots.**

The prices of cemetery lots and other services is hereby fixed at \$185.00 per lot plus \$115.00 for perpetual care. Any person paying the price thus fixed for any lot shall be entitled to a deed conveying the same executed by the City Manager and City Clerk. The purchaser shall expressly agree in the deed that ~~his~~ their rights are subject to such ordinances and regulations as the Council may adopt relative to the use of the cemetery. No lot shall be used for any purpose other than the burial of human remains and the placing of appropriate materials.

Section 48. Amendment. Section 1400.07 of the Plymouth City Code [MAINTENANCE AND USE OF PARKERS LAKE CEMETERY -- TRANSFER OF LOTS] is amended as follows:

**1400.07. - Transfer of Lots.**

No cemetery lot or fractional lot may be resold or otherwise disposed of, except by will, nor may such lot or fractional lot be subdivided, without the approval of the City Manager, and the City retains the first option to repurchase the cemetery lot or fractional lot at the original sale price. No lot will be permitted to be resold, disposed of, or otherwise used until the purchase price and all unpaid charges have been paid in full. A lot owner may dispose of its-their lot by will to any of his-surviving relatives who may survive him or to the cemetery in trust, for the use and benefit of the persons designated in the will, but no such lot shall be affected by a testamentary device unless the same be specifically mentioned in the will and by such device limited to one particular person. Lot owners may not allow interments to be made on their lots for remuneration. When a transfer has been made in conformity with these rules, the City will issue a deed to the new owner upon surrender of the deed or certificate of the former owner. The surrender deed or certificate will then be canceled.

Section 49. Amendment. Section 2005.05 of the Plymouth City Code [MISDEMEANORS; SPECIAL PROVISIONS -- RESISTING A PUBLIC OFFICER] is amended as follows:

**2005.05. - Resisting a Public Officer.**

It is unlawful for any person to willfully resist, delay or obstruct a public officer in discharging or attempting to discharge a duty of his-their office.

Section 50. Amendment. Section 2005.13 of the Plymouth City Code [MISDEMEANORS; SPECIAL PROVISIONS -- ALCOHOL IN PARKS] is amended as follows:

**2005.13. - Alcohol in Parks.**

It is unlawful for any person to bring into, possess, barter, give away, or consume any alcoholic beverages in any public park or any vehicle parking area immediately adjoining such park; provided, however, that this prohibition shall not apply to the following:

- A. Administrative permits approved with facility reservations during park/facility hours.
  1. Administrative permits allow for the possession and consumption of alcoholic beverages within the following park facilities:
    - a. Northwest Greenway Pavilion.
    - b. Bass Lake Building.
    - c. Parkers Lake Building and North Picnic Shelter.

- d. East Medicine Lake Shelter.
    - i. Alcoholic beverages are not allowed on beach/sand area. All alcoholic beverages must be confined to shelter area.
  - e. Hilde Performance Center.
  - f. Bass Lake Playfield.
  - g. Elm Creek Playfield.
  - h. Parkers Lake Playfield.
  - i. Plymouth Creek Playfield.
  - j. The Meadows Playfield.
  - k. Zachary Playfield.
2. Alcoholic beverages sold at public and ticketed events must be served through a licensed caterer, or apply and must be approved ~~for~~ through a temporary on-sale liquor license ~~and follow in accordance with~~ MN State Statute 340A, ~~including but not limited to the following:~~
- ~~a. Application and fee received by City Clerk's office 45 days prior to the event.~~
  - ~~b. Alcoholic beverages must be sold by a licensed caterer or a club or charitable, religious or other non-profit organization in existence for at least three years.~~
  - ~~c. Receive council approval.~~
3. A temporary on-sale liquor license is not required for alcoholic beverages served at private events that have obtained an administrative permit, provided private rentals if using a licensed caterer for alcohol sales, or if a person holding the administrative permit is personally serving alcohol where the person is not there shall be no selling ~~of~~, bartering ~~for~~, keeping for sale, charging for possession, or otherwise disposing of ~~the any~~ alcoholic beverages as part of a commercial transaction.
- B. Alcoholic beverages served through a City approved licensed caterer or Plymouth club or charitable, religious or other non-profit organization in existence for at least three years with an approved temporary on-sale liquor license at the Plymouth Community Center and Millennium Garden.

- C. Alcoholic beverages served through a licensed caterer or through an organization or club or charitable, religious or other non-profit organization in existence for at least three years with an approved temporary on-sale liquor license during Community and City sponsored events.

Section 51. Amendment. Section 2005.15 of the Plymouth City Code [MISDEMEANORS; SPECIAL PROVISIONS -- LIQUOR AND BEER IN PUBLIC PLACES] is amended as follows:

**2005.15. - Liquor and Beer in Public Places.**

- Subd. 1. **Public Ways.** It is unlawful for any person to consume, barter, or give away any intoxicating beverages or malt beverages in or upon any public street, avenue, Boulevard, alley or other public way, whether in a Vehicle or not, in the City.
- Subd. 2. **Parking Areas.** It is unlawful for any person to consume, barter, or give away any intoxicating beverages or non-intoxicating malt beverages in or upon any parking area open to the public whether in a Vehicle or not.
- Subd. 3. **Exception for City-Sponsored Events.** Notwithstanding preceding Subdivisions 1 and 2 of this subsection, the City may designate specific public areas for the possession and consumption of intoxicating beverages or malt beverages during City-sponsored events.

Section 52. Amendment. Section 2025.05, Subd. 5. F. of the Plymouth City Code [NOISE -- HOURLY RESTRICTION ON CERTAIN OPERATIONS] is amended as follows:

- F. Public projects lasting ~~five-21~~ days or fewer and performed by a governmental agency or their agents are exempt from Section 2025.05, Subd. 4.

Section 53. Effective Date. This Ordinance shall be in full force and effect upon its passage.

ADOPTED by the City Council on this \_\_\_\_ day of February, 2026.

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Jeffry Wosje, Mayor

**ATTEST:**

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Jodi M. Gallup, City Clerk

April \_\_\_\_\_ 2025

Dear Council Members,

I am a citizen of Plymouth who has been beekeeping since the August 2023 passage of ordinance 2117.04, Keeping of Bees. I have become very active in beekeeping circles, read voraciously on the subject, researched the internet, consulted with the UMN Bee Lab staff and recently surveyed 90 municipalities' beekeeping ordinances in the 7-county metro area (Appendix I). As a result, I am proposing changes to the existing ordinance in an attempt to simplify both administration and adherence for both the city and its beekeepers.

It is notable that little scientific research exists to inform public policy around urban beekeeping. It appears that cities frequently borrow policies and verbiage from other cities' ordinances. I believe that my proposals, based on available research, will simplify and clarify the current ordinance as well as assure improved compliance.

### **Issue #1 FLYWAY BARRIER**

#### **PLYMOUTH ORDINANCE:**

*On properties in the RSF-1, RSF-2, RSF-3 and single-family detached PUD districts, colonies shall be on the ground and located in the side or rear yard only and shall have a setback of at least 10 feet from the side or rear property lines. A 6 foot flyaway (sic) barrier shall be provided.*

*On P-I properties, colonies may meet either of the above conditions and are exempt from the flyaway (sic) barrier if the hives are greater than 50 feet from the property line*

#### **FLYWAY BARRIER RESEARCH :**

1. The purpose of a flyway barrier is to direct bees over the height of a tall person in order to prevent stinging. Only two research studies were located which address flyway barriers. Significant findings from these studies are:
  - Flyway barriers are effective in redirecting bees' flight paths (Matsuzawa and Kohsaka);
  - A lattice fence is enough to redirect the bees' flight (Garbuzov and Ratbieks), (Matsuzawa and Kohsaka).
  - Bees typically reach their flying altitude at around 15' from the hive entrance (Matsuzawa and Kohsaka).
2. Only 48% of local ordinances require a flyway barrier and of those that do, the majority do not require one if a hive is at a given distance (ranging from 10'-50') from a property line. (Appendix I)
3. The Minnesota Hobby Beekeepers Association "Model Beekeeping Ordinance" recommends a flyway barrier if the hive is less than 16' to the property line.
4. Nationwide, ordinances vary widely, from not mentioning flyway barriers at all, to making beekeeping nearly impossible with huge setback requirements - and everything in between.

### **ANALYSIS OF PLYMOUTH REQUIREMENT:**

1. The Plymouth ordinance requires a flyway barrier in all situations with the exception of PI zones which are exempt if hives are at least 50' from the property line.
2. This requirement is an extra and unneeded expense for the beekeeper and could result in unsightly and potentially unstable structures.
3. Plymouth has generally larger lots which render flyway barriers unnecessary in many instances. (Appendices II-IV)
4. A "one size fits all" does not allow for the many variances in lot sizes and configurations which exist in choosing a site for a bee hive. (Appendices II-IV)

### **ORDINANCE PROPOSALS:**

1. Eliminate the flyway barrier if the hive is 15' from the property line.
2. Require a flyway barrier only if the hive is <15' from the property line.
3. Require that the hive entrance be directed away from the nearest property line unless that property is undeveloped.
4. Add provision to place hives 25' from any kenneled or otherwise restricted animal.

Quotes from reliable sources:

"Flight paths can be directed above human height by keeping hives at a high level.... Distance can also be used as foraging bees reach a height of about 6 feet in a span of 15 feet. (Matsuzawa,)" Milbrath.

"The effects on flight were weak and inconsistent, probably because even in the absence of a barrier honey bees flew relatively high, mean c. 1.6-2m. The effect of a 2m barrier was, therefore, small, raising mean flight to only c. 2.2-2.5m." (Garbuzov and Ratnieks)

"I recommend siting colonies at least 15 feet or more, from property lines. Bees leaving the colony need this distance to reach cruising altitude..." (Ellis)

"Even in the case of no barrier..., the average height in in distance classes...was 1.81 and 3.41m respectively, This indicates that even without a fence, if there is enough distance to the property boundary, nuisance to people is unlikely to occur, illustrating the effectiveness of the setback." (Matsusawa and Kohsaka)

## **Issue #2: SIGNAGE**

### **PLYMOUTH ORDINANCE:**

*c) Signage. The licensee shall post a clearly visible warning sign indicating that a beehive is present on the property. The sign shall be between four and eight square feet and oriented towards the public, as determined by the zoning administrator. No separate sign permit is required. Industrial signage shall be located on the roof.*

### **SIGNAGE RESEARCH:**

1. Of the 47 cities in the metro area that have beekeeping ordinances, only 4 (8%) required signage.
2. Of those 4 requiring signage, none required a large sign.
3. Signage requirements:
  - Mahtomedi: sign on hive w/letter 4" high: "Warning Bee Hive"
  - Plymouth: between 4 and 8 SF
  - St Paul: sign on hive, readable from 5' of hive
  - White Bear Lake: sign on hive w/letter 4" high: "Warning Bee Hive"
4. Survey of nation-wide recommendations/ordinances shows signage is rarely required.

### **ANALYSIS:**

1. Private property should preclude trespassing and therefore, bee encounters.
2. If nearby neighbors have been notified about the intent to place hives on a nearby lot, signage is superfluous.
3. The Minnesota Hobby Beekeepers Association "Model Beekeeping Ordinance" does not mention signage.
4. Identifying signage on a bee hive is superfluous; most people can identify a bee hive.

### **ORDINANCE PROPOSALS:**

1. Eliminate signage requirement for private property.
2. Require signage within 25' of hives on public property.
3. Require a sign on a public trail if hive is within 25' of a public trail.
4. Require that signs be metal (or otherwise constructed of weather-proof material), traffic-size and fastened securely to prevent being blown away.
5. If the hive is on other than the beekeeper's property, require the beekeeper's contact information be attached to the hive.

### **Issue #3: LICENSING FEE for BEEKEEPING**

#### **CURRENT LICENSING FEES:**

1. There are inconsistencies in Plymouth's regulations/applications regarding fees.
  - *Chapter X, Section 1010 Licensing, Subd. 7 Miscellaneous:*
    - Chickens: \$100*
    - Beekeeping: \$100 biennial license fee (every two years)*
  - *Ordinance 21170.02: (b). All chicken licenses shall be renewed every two years with no renewal fee.*
  - *Application for beekeeping license states: "I will reapply for a beekeeping license in two years (at no fee)."*

#### **ANALYSIS:**

1. Plymouth's fee for beekeeping is currently inconsistent with the fee for chickens.
2. Plymouth's beekeeping fee is among the highest in the metro area. Sixteen of the 47 municipalities which have bee ordinances had fees which could be located. Of those 16, only 2 other (Coon Rapids - \$115 and Fridley - \$100) charged \$100 or more. Many do not seem to charge at all (or the fee is nearly impossible to find); others have fees ranging from \$5 - \$76.
3. Dogs, which have pages of ordinances to address potential problems are not required to be licensed in Plymouth.

#### **ORDINANCE PROPOSALS:**

1. Beekeeping fee be brought into alignment with licensing fee for chickens: once, with initial application.
2. Consider lowering or eliminating the licensing fee.

I believe these proposed changes apply research regarding best practices, clarify expectations, simplify procedure, eliminate unsightly barriers, reduce cost, and maintain public safety.

I recommend that this ordinance be reviewed annually, with input from area beekeepers and neighbors.

I recommend that the application be linked to the ordinance or that a summary of the ordinance be part of the application as it is for chickens.

Please reach out with any questions you might have; I love to talk bees! Thank you for your consideration!

Anne Pierce      Ward 3

████████████████████  
Plymouth, MN 55441

████████████████████@gmail.com

## RESOURCES:

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PA State Beekeepers Association. (2023). Model Ordinance for the Keeping of Honey Bees in Pennsylvania Municipalities.

Sheridan, Audrey B. and Harris, Jeff, PhD. (2025), Choosing An Apiary Location. Mississippi State University Extension

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## **APPENDIX I**

### **SURVEY OF BEE ORDINANCES IN THE 7-COUNTY METRO AREA**

Anne Pierce, March 2025

#### **FLYWAY BARRIER:**

##### **PLYMOUTH CITY ORDINANCE:**

Ordinance 2023 - 09, Sect 2 (b)

*Flyaway (sic) Barrier: A barrier that directs bees' flight upwards to prevent bees from flying at a height where they would intersect with a person or animal in a neighboring property. The barrier could be a solid wall, fence, dense vegetation any combination thereof that provides an obstruction through which honey bees cannot readily fly.*

*A six foot flyaway (sic) barrier shall be provided.*

##### **SURVEY RESULTS:**

Survey of 90 metro area communities:

47 (52%) of these had ordinances re: beekeeping.

23 of the 47 (48%) had contingent requirements for flyway barriers; the rest did not.

Flyway barriers were required:

- If <50' to property line (PL) - 1 (4%)
- If <30' to PL - 2 (9%)
- If <25' to PL - 15 (65%)
- If <20' to PL - 4 (17%)
- If <10' to PL - 1 (4%)
- Required: 2 - Plymouth (except for PI) and Lauderdale (9%)

#### **SIGNAGE:**

##### **PLYMOUTH CITY ORDINANCE:**

*The licensee shall post a clearly visibly warning sign indicating the a beehive is present on the property. The sign shall be between four and eight square feet and oriented towards the public, as determined by the zoning administrator.*

##### **SURVEY RESULTS:**

Of the 47 cities that have beekeeping ordinances:

- 4 required signage (8%)
- Mahtomedi: sign on hive w/letter 4" high: "Warning Bee Hive"
- Plymouth: between 4 and 8 SF
- St Paul: sign on hive (?), readable from 5' of hive
- White Bear Lake: sign on hive w/letter 4" high: "Warning Bee Hive"

## APPENDIX II

### Lot example #1

Large lot, hive in back with distances to adjoining houses. There is also a significant elevation difference from the street level to the hive location. Flyway barrier would be unnecessary as would signage.



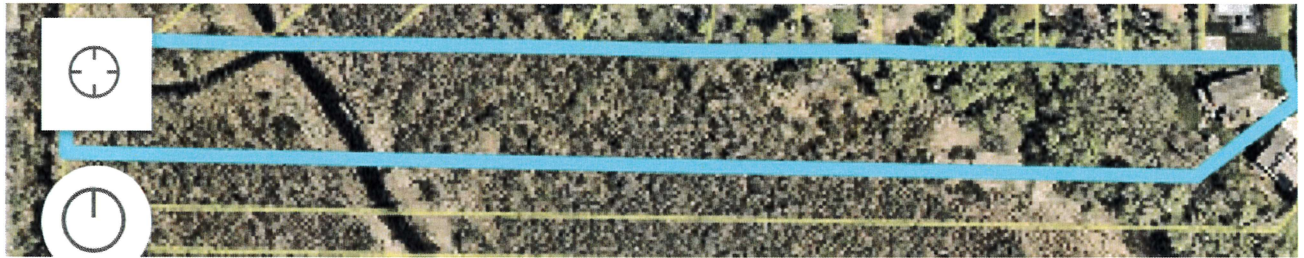
### APPENDIX III

Lot example #2: 147' to nearest house. Surrounded by undeveloped property. Significant elevation difference from houses to potential hive location.



## APPENDIX IV

Lot examples 3-5: Randomly chosen lots where both flyway barriers and signage would be superfluous.



**To:** Planning Commission

**Prepared by:** Lori Sommers, Planning Manager

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Appointment of Planning Commission Chairperson and Vice Chairperson**

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**1. Action Requested:**

Appoint a Planning Commission Chairperson and a Vice Chairperson.

**2. Background:**

Every year, the Planning Commission appoints a Planning Commission Chairperson and a Vice Chairperson.

**3. Budget Impact:**

N/A

**4. Attachments:**