

**Ordinance No. 24-101
CITY OF COURTLAND
NICOLLET COUNTY, MINNESOTA**

**An ordinance amending Part 3 of Chapter III of the City Code of the
City of Courtland relative to zoning regulations.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COURTLAND:

SECTION 1. That Chapter 111, Part 3 of the City Code of the City of Courtland shall be amended to read as follows:

Part 3. Zoning Code

303.02. Definitions.

For the purpose of this Part of this Section the following definitions are adopted:

31. Yard setback: Required minimum distance from abutting lot lines and public rights-of-way within which no structure may be ordinarily placed. In the case of corner lots, two front yard setbacks will be required. (Revised by Ord. 99-102, 06/17/99) & (Revised by Ord. 06-105, 06/01/06) & (Revised by Ord. 19-102, 05/02/19)

303.14 Additional Design Standards.

Subdivision 2.1 Warehouse Lot Area and Setback Requirements R-1, R-2, A-2

Minimum Lot Area	Minimum Depth	Minimum Width	Minimum Building Coverage	Maximum Building Coverage	Side Yard Setback	Front Yard Setback	Rear Yard Setback	Maximum Road Approach	Maximum Height
None	60 ft.	40 ft.	40%	80%	5 ft.	20 ft.	5 ft.	24 ft.	20 ft.

Subdivision 2.2 Warehouse Lot Area and Setback Requirements I-1, I-2.

Minimum Lot Area	Minimum Depth	Minimum Width	Minimum Building Coverage	Maximum Building Coverage	Side Yard Setback	Front Yard Setback	Rear Yard Setback	Maximum Road Approach	Maximum Height
None	60 ft.	40 ft.	0%	80%	10 ft.	20 ft.	10 ft.	40 ft.*	32 ft.

*Subdivision 3 Section 3a

Subdivision 3. Driveway Standards:

2. Residential Districts – Warehouses

- a. Maximum Width. All Driveways shall not exceed a maximum width of twenty-four (24) feet at the right of way.
- b. Setback. All driveways shall have a minimum setback of five (5) feet from established property lines.


3. Industrial Districts – Warehouses

- a. Maximum Width. All Driveways shall not exceed a maximum width of thirty (30) feet at the right of way; for buildings greater than thirty (30) feet in width, a maximum of forty (40) foot driveway or width of building, whichever is less.
- b. Setback. All driveways shall have a minimum setback of five (5) feet from established property lines.

This ordinance shall be in full force and take effect from and after its passage, approval and publication.

Passed by the City Council of the City of Courtland, Minnesota on the 11th Day of June, 2024.

Signed: 
Al Poehler, Mayor

Attest: 
Julie Holm, City Clerk

