

State of Minnesota  
County of Watonwan

**RESOLUTION NO. 05.25.01**

**RESOLUTION APPROVING ORDINANCE 027, 4<sup>TH</sup> SERIES AMENDING  
CHAPTER §156.074 and §156.094 TO THE ST. JAMES CITY CODE  
PERTAINING TO LOT AREA, WIDTH, AND MINIMUM SETBACK  
STANDARDS AND AUTHORIZING THE TITLE AND SUMMARY FOR  
PUBLICATION**

**WHEREAS**, the City of St. James introduced the proposed Ordinance 027, 4<sup>th</sup> Series amending Chapter §156.074 and §156.094 the City Code pertaining to lot area, width, and minimum setbacks standards; and

**WHEREAS**, the City of St. James City Council reviewed this item during their April 15, 2025 city council meeting, agreed with the recommendation and approved the first reading of the proposed Ordinance 027, 4<sup>th</sup> Series; and

**WHEREAS**, the City of St. James City Council held a second reading of the proposed Ordinance 027, 4<sup>th</sup> Series during their May 6, 2025, meeting; and

**WHEREAS**, Minnesota Statutes, Section 412.91, Subd. 4, allows publication by title and summary in the case of lengthy ordinances; and

**WHEREAS**, the City of St. James City Council finds that the following title and summary would clearly inform the public of the intent and effect of the Ordinance 027, 4<sup>th</sup> Series, and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. JAMES, MINNESOTA**, that the City of St. James City Council hereby approved the second and final reading of the proposed Ordinance 027, 4<sup>th</sup> Series amending Chapter §156.074 and §156.094 to the St. James City Code pertaining to lot area, width, and minimum setbacks.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Manager shall cause the following summary of the proposed Ordinance to be published in the official newspaper in lieu of the entire ordinance:

**PUBLIC NOTICE**

**ORDINANCE 027, 4<sup>th</sup> SERIES AMENDING CHAPTER §156.074 and §156.094 TO  
THE ST. JAMES CITY CODE PERTAINING TO LOT AREA, WIDTH, AND  
MINIMUM SETBACK STANDARDS**

The City Council of St. James has adopted Ordinance 027, 4th Series, amending Title XV –

Land Usage of the City Code. Specifically, the ordinance updates Chapter §156.074 and §156.094 relating to lot area, width, and minimum setback standards within residential zoning districts. As part of the amendment, the ordinance establishes new standards for impervious surface coverage as follows:

- R-1 Residential Districts: Maximum impervious lot coverage is set at 35% of the total area.
- R-2 Residential Districts: Maximum impervious lot coverage is set at 45% of the total area.

These standards apply to all new development, additions, or major site improvements within the designated zoning districts. The effective date of the ordinance is May 15, 2025.

This summary of Ordinance 027, 4<sup>th</sup> Series has been approved by the City Council on May 6, 2025. A printed copy of the full text of the ordinance is available for public inspection in the office of the city clerk.

Adopted by the City Council this 6<sup>th</sup> day of May 2025.

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Christopher Whitehead, Mayor

ATTEST:

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Kristin K. Hurley, City Clerk

Published: May 15, 2025

Filed: \_\_\_\_\_

Effective Date: May 15, 2025