

**ORDINANCE NO. 2013-05**

**CITY OF MONTROSE  
WRIGHT COUNTY, MINNESOTA**

**AN ORDINANCE AMENDMENT ESTABLISHING SINGLE-FAMILY  
DETACHED DWELLINGS AS A PERMITTED INTERIM USE THE  
B-1, CENTRAL BUSINESS ZONING DISTRICT**

**THE CITY COUNCIL OF THE CITY OF MONTROSE  
DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** Section 1070-5 of the Montrose Zoning Ordinance (B-1 District Interim Uses) is hereby amended to read as follows:

**1070-5: INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in a B-1 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 1006 of this Ordinance:


- A. Wind energy conversion systems (WECS) as regulated by Chapter 1029 of this Ordinance.
- B. Single-family detached dwellings provided that:
  - 1. The single family residential use shall occupy an existing structure.
  - 2. The structure was most recently utilized as a single-family dwelling and permit approval will not prompt a conversion from a previous commercial use.
  - 3. The interim use permit for the single-family residential use shall terminate upon the occurrence of the following, whichever occurs first:
    - a. The property is redeveloped to a permitted or conditional use allowed in B-1 zoning district.
    - b. Five (5) years elapse from the date of permit approval.
  - 4. Normal maintenance to the structure shall be allowed subject to applicable building code and permit requirements.

5. Alterations which expand the building foundation and/or building volume are prohibited.
6. The construction of detached accessory structures or movement of prefabricated accessory structures upon the site shall be prohibited.
7. The dwelling shall be occupied exclusively by one (1) family.


**Section 2.** This Ordinance shall take effect and be in full force after its passage and publication.

ADOPTED this 13th day of May, 2013 by the City Council of the City of Montrose.

CITY OF MONTROSE

By:   
Scott Czarstkowski, Mayor

ATTEST:

By:   
Barbara Swanson, City Clerk

AYES: Czarstkowski, Henry, Johnson, Krotze, Otto

NAYS: none