



COLUMBUS

Rural Nature. Urban Access

To: City of Columbus City Council and Planning Commission

From: Megan Rogers, Assistant City Attorney, William Griffith, City Attorney

Date: November 18, 2022

Re: Commercial/Industrial District Planning Study

The City Council enacted a moratorium in June 2022 designed to provide staff and the Planning Commission with an opportunity to prepare a study (the “Study”) of the existing permitted and conditional uses within the Commercial/Industrial District (the “C/I District”). The C/I District lines Lake Drive from Pine Street to Potomac Street. The C/I District is bordered by rural residential uses on both east and west sides of Lake Drive, but Crossways Lake and its associated shoreland zone limits residential development adjacent to existing uses. Alternatively, the west side of the C/I District is adjacent to existing residential neighborhoods. The Planning Commission held four meetings as part of the planning study directed by the Council and discussed:

- Existing uses on Lake Drive and market demand for current and alternative uses along the corridor
- Ongoing concerns related to truck traffic, impacts to residential property owners, nuisance conditions along the corridor, and the need for clear regulations surrounding uses and performance standards
- Incompatibility between the uses permitted in the C/I District today and neighboring residential uses
- Implementation of additional use definitions to better describe existing uses and future uses within the C/I District
- Concerns over creating legal non-conforming uses and financial impacts to current businesses and property owners
- Use of a two-district approach preserving heavy industrial uses, while limiting future development to light industrial and commercial uses, incentivizing future development of office and light industrial/commercial office parks
- Creation of a conditional use permit to allow for expansion of legal non-conforming uses thereby restricting higher impact uses while encouraging improvement and reinvestment for existing commercially viable uses subject to conditions to guard against expansions

that would change the character of a district or create significant additional traffic, dust, noise odor, etc.

- More permissive performance standards for the C/I- light industrial commercial district coupled with restriction of heavy industrial uses.

Over the course of these public meetings, the Planning Commission took public testimony on the two-district approach, listened to concerns over the creation of legal non-conformities, market viability of uses listed in staff's proposed ordinance, and financial impacts of rezoning a portion of the Lake Drive corridor. The Commission also received written comments on these issues which are included as part of the public record for the Study. The Planning Commission and City Council met at a joint meeting on November 16 to discuss the study and proposed ordinance. The joint body agreed upon revisions to the interim uses contemplated within the C/I District and discussed its desire to limit the creation of legal non-conformities. The Planning Commission referred its proposed draft ordinance to the Council for further discussion at its November 21st City Council meeting.

Proposed Uses and Division of Existing C/I District

Based on staff's review of zoning ordinances around the metro area and analysis of the City's zoning authority under Minnesota Statutes and case law, staff believes that the most effective mechanism for regulating the existing and future uses along Lake Drive is through the creation of two related commercial/industrial districts. This approach guards against creating swaths of legal non-conforming uses while recognizing that nearly the entire west side of the current C/I District is adjacent to residentially zoned property.

Policy considerations related to permitted versus conditional uses

The advantage to conditional uses is that the City retains the authority (quasi-judicial authority rather than legislative authority) to review the proposed use subject to a public hearing and may attach reasonable conditions related to the ordinance standards based upon factual evidence contained in the public record. Conditional uses may continue to operate in perpetuity, as long as those conditions are observed. Listing a use as conditional rather than permitted may serve to discourage applicants from applying because of the cost and uncertainty associated with the application process or the increase in the amount of time it takes to obtain approval. The goal in regulating conditional uses should be to balance the need for diversity and proximity to certain uses against any potential impacts such uses may have on the surrounding community.

Materials Storage

The Planning Commission has discussed impacts of significant materials storage (material piles) to residential properties adjacent to the existing C/I District. In examining potential uses within the proposed C/I-Light District, staff received feedback that the existing Contractor Yard-Limited standard as proposed, would prevent the storage and distribution of landscaping materials (dirt, mulch, etc.). The Planning Commission discussed this concern and recommended that staff incorporate screening requirements to permit some exterior storage of

materials. Staff has updated the definition of Contractor Yard- Limited to incorporate this approach. As drafted, materials would be permitted subject to: 1) Planning Commission and City Council review via the CUP process; and 2) performance standards implemented to address size, type of materials allowed. Currently, the Ordinance limits outdoor storage to 30% of the lot. Public comment received at the joint Planning Commission and City Council meeting recommended increasing the 30% standard to 50%.

Application of New District

At its joint meeting the Planning Commission and City Council discussed its goal of protecting residential properties adjacent to the existing C/I District from impacts created by more intense commercial and industrial uses. The joint Commission also discussed its desire to ensure that development within the existing C/I District is consistent with the City's policy goals surrounding traffic and the types of businesses the City wishes to see developed along Lake Drive. Staff is seeking guidance from the City Council with regards to use of the C/I Light District to meet these goals. Generally, staff recommends that the C/I Light District be applied to the entirety of the West side of Lake Drive. Council may also determine that it is appropriate for sections of the East side to be zoned C/I Light as well. A map of the existing businesses and uses along Lake Drive has been provided to assist the Council in providing this direction.

ORDINANCE NO. 22-
CITY OF COLUMBUS
COUNTY OF ANOKA
STATE OF MINNESOTA

**AN ORDINANCE AMENDING CHAPTER 7A OF THE
CITY OF COLUMBUS CODE OF ORDINANCES GENERAL ZONING
REGULATIONS REVISING OR ESTABLISHING DEFINITIONS, CREATING A C/I-
LIGHT ZONING DISTRICT INCLUDING OUTDOOR STORAGE PERFORMANCE
STANDARDS AND FURTHER AMENDING THE C/I DISTRICT**

The City Council of the City of Columbus ordains the following:

SECTION I. Chapter 7A of the Columbus City Code is hereby amended by deleting those words that are contained in brackets [] with ~~striketrough~~ text and adding those words that are underlined to read as follows:

SECTION 7A-201. WORDS AND PHRASES DEFINED. The definitions contained in this Section shall apply to all land use, zoning, and subdivision regulations in the City Code.

Artisan Shop: A retail store selling art works and other handcrafted items where the facility includes an area, not to exceed 50% of the total shop floor area for crafting of the items to be sold.

Automotive, Mobile Home, Travel Trailer, Farm Implement, and Construction Machinery Sales: The sale or rental of new or used motor vehicles, Mobile Homes, Travel Trailers, Farm Implements, and Construction Machinery, including repair and service.

Brewery, Craft/Micro: A facility that produces for sale, distribution and consumption beer, ale, malt liquor, or other beverages made from malt by fermentation and containing not less than .5% alcohol by volume, and which possesses the appropriate federal, state and municipal license and which produces more than 3,500 barrels of malt liquor in a calendar year.

Catering Business: a business that prepares food and or beverages to be delivered off site for consumption with no on site retail sales other than operation of an affiliated mobile food unit.

Contractor Shop: an establishment primarily engaged in the on-site or off-site provision of services for the construction, maintenance, cleaning, or repair of buildings, building components, and properties on a fee or contractual basis and may include office for the purpose of such business. Such services may include, but are not limited to, plumbing, electrical, heating and air conditioning, landscaping, roofing, painting, and general construction.

Contractor Yard-Limited: An establishment providing general contracting, building/site maintenance, or building construction services including but not limited to fleet vehicles, trailers, machinery, seasonal equipment and limited materials storage.

Contractor Yard: An establishment providing general contracting, building/site maintenance or building construction services including (but not limited to) outdoor storage or large construction equipment or machinery (loader, grader, bulldozer, scraper, crane, or similar), trailers, seasonal equipment, office space, fleet maintenance, and loose materials.

Limited Production/Processing: Light manufacturing, fabrication, assembly, processing, packaging, research, development, or similar principal or primary uses which are predominately conducted indoors and which would not be incompatible with other office, retail, and service uses that may be in the same building, or complex. Limited production/processing does not include industrial processing from raw materials.

Low impact, High technology manufacturing: An establishment engaged in the manufacture or assembly of high value added technology products in a manner that does not create negative impacts on surrounding uses due to odors, smoke, dust, noise, vibration or other factors. Examples of high technology manufacturing that may also be low impact include, but are not limited to, the manufactures or assembly of computer components and medical devices.

Machinery and Equipment Repair, Heavy: The repair, servicing, maintenance, and reconstruction of machinery and equipment typically utilized by manufacturing and industrial establishments including: tool repair services, machine shops, welding shops, and other repair services similar in nature to those above.

Manufacturing-Light: The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; testing facilities and laboratories; apparel production; sign making; assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of surgical instruments; processing, and packing of food products or cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations and any similar item.

Manufacturing- Heavy: Manufacturing, assembly, processing, research, development, or similar uses which may involve raw materials and have the potential to produce objectionable influences on surrounding properties or adverse effects on the environment. Manufacturing production and processing uses require special measures and careful site selection to ensure compatibility with the surrounding area.

Office Showroom: A facility in which the handling of information or the performing of administrative services is conducted as a principal use; including services provided to persons both on-site and off-site on a walk-in or appointment basis. Up to 25% of the gross floor area of the structure may be used for the display of merchandise and equipment, and its sale to a customer where delivery of purchased merchandise is made directly to the ultimate consumer from a warehouse.

Recreation Facility, Commercial: A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreation activities operated as a business and open to the public for a fee.

Salvage Operations: a commercial use where the salvaging, scavenging, or recycling of any goods including motor vehicles, motor vehicle parts, appliances, batteries, tires, or general recycling of items such as aluminum cans, paper, or glass and plastic bottles is conducted.

Wholesale Establishment: An establishment providing storage, distribution, and sale of merchandise and bulk goods, including mail order and catalog sales, importing, wholesale, or

retail sales of goods received by the establishment but generally not sale of goods for individual consumption.

SECTION II. That Chapter 7A of the City Code is hereby amended by deleting those words that are contained in brackets [] with ~~striketrough~~ text and adding those words that are underlined to read as follows:

SECTION 7A-481 EXPANSION OF NONCONFORMING USES BY CONDITIONAL USE PERMIT/PLANNED UNIT DEVELOPMENT.

The City Council may approve, modify and approve, or deny nonconforming use expansion utilizing its conditional use permit (CUP) and planned unit development process outlined in Section 7A-819. The application for a CUP shall include the petition, a site plan meeting the requirements of Section 7A-512, floor plans, and other information as required by the Zoning Administrator. To ensure the public welfare is served, the Council may attach conditions to the CUP including, but not limited to, conditions concerning appearance, signs, off-street parking or loading, lighting, hours of operation, or performance characteristics, such as noise, vibration, glare, dust, or smoke.

Expansion of nonconforming use. The City Council may permit expansion of a legal nonconforming use if the commission makes the following findings, in addition to the findings required under the standard CUP conditions:

- (1) For expansion of a structure, the expansion will meet the yard, height and percentage of lot coverage requirements of the district;
- (2) The appearance of the expansion will be compatible with the adjacent property and neighborhood;
- (3) After the expansion, the use will not result in an increase in noise, vibration, glare, dust, or smoke; be detrimental to the existing character of development in the immediate neighborhood; or endanger the public health, safety, or general welfare; and
- (4) The use is consistent with the comprehensive plan.

SECTION III. That Chapter 7A of the City Code is hereby amended by deleting those words that are contained in brackets [] with ~~striketrough~~ text and adding those words that are underlined to read as follows:

SECTION 7A-740 COMMERCIAL/INDUSTRIAL (C/I) DISTRICT DEFINED.

The purpose of the C/I District is to encourage the establishment of areas for general commerce and business, retail sales, wholesale sales, and light manufacturing. Activities would include retail outlets, service stations, eating and drinking establishments, and manufacturing activities

commonly located in an serving the local market. The overall character of the district is intended to be transitional in nature, thus industrial uses allowed in this district shall be limited to those which are compatible with nearby commercial and existing residential uses. Due to the high volumes of traffic associated with industrial uses, access must be provided to collector or arterial roadways as specified by the City of Columbus Comprehensive Plan.

- A. Agricultural uses, except animal feedlots.
- B. Licensed day-care facilities and licensed pre-schools, accessory to a business or retail use and intended to serve the employees of the principal use.
- C. Parking structures as an accessory to the use for which they provide parking.
- D. Public pedestrian trails, but not public parks.
- E. Storage buildings. If the accessory building is secondary to the principal use, the accessory building shall be roofed and painted to be harmonious with the principal building.
- F. Accessory structures for single-family detached homes in existence in the C/I District on May 1, 2003.
- G. Municipal buildings and facilities
- H. Offices, without exterior storage
- I. Office Showrooms, with exterior storage for finished products
- J. Artisan Shops
- K. Low Impact, High Technology Manufacturing

COMMERCIAL/INDUSTRIAL (C/I) DISTRICT CONDITIONAL USES. Most uses in the C/I District are established as conditional uses due to physical conditions unique to the area which limit development capacity, including poor soil conditions, high water table, lack of municipal water supply, lack of municipal sanitary sewer, and lack of municipal storm sewer. In establishing new uses, the Planning Commission and City Council may consider the following factors to address environmental concerns, including: (i) non-contamination of the groundwater system through utilization of containment systems for off-site waste disposal and on-site sewage disposal systems; (ii) installation of wells for on-site water supply; and, (iii) installation of local or regional stormwater management facilities, including stormwater ponding and infiltration, to mitigate and manage the impact of construction of impervious surfaces within the district. In addition, the City Council may adopt other reasonable conditions intended to protect the public health, safety and welfare, and to ensure the compatibility of land uses within the C/I District and adjacent to the C/I District. The following uses shall be conditional in the C/I District:

- A. ~~[Building trade/contractor offices, including company-owned vehicle repair, and including storage of company-owned vehicles, equipment and materials.]~~
- B. Brewery, Craft/Micro
- C. Contractor Shops with accessory Contractor Yard-Limited or Contractor Yard
- D. Catering Business
- E. Licensed day care facilities.
- F. Communication towers and broadcast towers.
- G. Lumber yards and sales.
- H. Gasoline sales and related convenience retail sales and car wash.
- I. Greenhouses, nurseries and retail sales of materials raised on the premises (and packaged seeds, soils, soil amendments, gardening tools and hard accessories).
- J. Implement and recreational vehicle sales and service.

- K. Machine shops, welding shops, and similar service establishments.
- L. Mortuaries, without crematoriums
- M. Limited Production/Processing
- N. Machinery and Equipment Repair, Heavy
- O. Manufacturing, Light
- P. Manufacturing, Heavy
- Q. Office, with exterior storage
- R. Restaurants and cafes.
- S. Retail stores and shops.
- T. Recreation Facility, Commercial
- U. ~~[Appliance and electronic service repair businesses, vehicle service and repair businesses, and body shops]~~
- A. Vehicle service and repair businesses, and body shops, but not salvage operations or junkyards.
- B. Automotive, Mobile Home, Travel Trailer, Farm Implement, and Construction Machinery Sales
- V. Veterinary clinics, animal hospitals, and commercial dog kennels.
- W. Warehousing and storage facilities.
- X. Wholesale Establishment
- Y. Expansion of nonconforming uses, subject to the standards in Section 7A-xxx
- Z. Adult Uses, subject to the standards in Section 7A-900.

SECTION 7A-744. COMMERCIAL/INDUSTRIAL (C/I) DISTRICT INTERIM USES.

- A. Pawn shop and secondhand goods dealers.
- B. ~~[Temporary outdoor facilities for entertainment events, such as outdoor theaters, outdoor music amphitheaters, outdoor sound stages and temporary facilities, such as parking, for special events, no more than seven (7) consecutive days or twenty (20) days in one year.]~~
- C. ~~[Yard waste (defined as grass, leaves, brush, and shrubbery) and limited City approved source separated food waste (defined as Source Separated Compostable Material as defined under Minn. Stat. § 115A.03, subd. 32a, and as amended) composting, when subordinate to a legally established landscaping business in existence on the date of the ordinance.]~~
- D. Residential dog kennels associated with owner occupied residences in existence in the C/I District on May 1, 2003.
- E. Mineral Extraction.

SECTION 7A-745. COMMERCIAL/INDUSTRIAL (C/I) DISTRICT DESIGN STANDARDS.

1. Principal structures and authorized accessory structures within the Commercial/Industrial District must be compatible with the predominant building appearance and style within the district.
2. Building exteriors must consist of finished steel panels, glass panels, textured concrete block, pre-manufactured masonry panels, brick, stucco, and similar appearances.
3. Building exposures facing public streets and dissimilar zoning districts must include a combination of approved materials that include no more than 50% metal exteriors.
4. Except as otherwise allowed as a conditional or permitted use, outdoor storage is prohibited within the Commercial/Industrial District.
5. Landscaping must include a combination of overstory shade trees, ornamental tree, conifers, and foundation plantings.
6. Foundation plantings may include shrubs, hedges, and perennial flowers.

7. Shade trees are preferred along property lines and parking areas to establish a canopy effect at maturity.
8. Conifers are encouraged to be planted in combination with screening for authorized storage areas.
9. Ornamentals and foundation plantings are encouraged to be designed and planted in groupings to accent public exposures of the site.
10. Landscaping quantities and planting standards shall be consistent with the provisions of this Code.

SECTION IV. That Chapter 7A of the City Code is hereby amended by deleting those words that are contained in brackets [] with ~~striketrough~~ text and adding those words that are underlined to read as follows:

SECTION 7A-746 COMMERCIAL/INDUSTRIAL (C/I- Light) DISTRICT PERMITTED USES

- A. Agricultural uses, except animal feedlots.
- B. Licensed day-care facilities and licensed pre-schools, accessory to a business or retail use and intended to serve the employees of the principal use.
- C. Parking structures as an accessory to the use for which they provide parking.
- D. Public pedestrian trails, but not public parks.
- E. Storage buildings. If the accessory building is secondary to the principal use, the accessory building shall be roofed and painted to be harmonious with the principal building.
- F. Accessory structures for single-family detached homes in existence in the C/I District on May 1, 2003.
- G. Municipal buildings and facilities
- H. Offices, with no outdoor storage
- I. Office Showroom, with no outdoor storage

SECTION 7A-747. COMMERCIAL/INDUSTRIAL (C/I-Light) DISTRICT CONDITIONAL USES.

Most uses in the C/I-Light District are established as conditional uses due to physical conditions unique to the area which limit development capacity, including poor soil conditions, high water table, lack of municipal water supply, lack of municipal sanitary sewer, and lack of municipal storm sewer. In establishing new uses, the Planning Commission and City Council may consider the following factors to address environmental concerns, including: (i) non-contamination of the groundwater system through utilization of containment systems for off-site waste disposal and on-site sewage disposal systems; (ii) installation of wells for on-site water supply; and, (iii) installation of local or regional stormwater management facilities, including stormwater ponding and infiltration, to mitigate and manage the impact of construction of impervious surfaces within the district. In addition, the City Council may adopt other reasonable conditions intended to protect the public health, safety and welfare, and to ensure the compatibility of land uses within the C/I-Light District and adjacent to the C/I-Light District. The following uses shall be conditional in the C/I-Light District:

- C. Artisan Shops
- D. Automotive, Mobile Home, Travel Trailer, Farm Implement, and Construction Machinery Sales, but not Salvage Operations or junkyards

- E. Brewery, Craft/Micro
- F. Contractor's Shops with accessory Contractor Yard-Limited
- G. Communication towers and broadcast towers
- H. Catering Business
- I. Gasoline sales and related convenience retail sales and car wash
- J. Greenhouses, nurseries and retail sales of materials raised on the premises (and packaged seeds, soils, soil amendments, gardening tools and hard accessories)
- K. Low Impact, High Technology Manufacturing
- L. Licensed day care facilities
- M. Manufacturing-Light
- N. Medical Uses
- O. Mortuaries
- P. Office Showroom with exterior storage
- Q. Recreation Facility, commercial
- R. Restaurants and cafes
- S. Retail stores and shops
- T. Residential conversions to commercial, retail, or office uses
- U. Vehicle service and repair businesses, and body shops, but not Salvage Operations or junkyards
- V. Veterinary clinics, animal hospitals, and commercial dog kennels.
- W. Warehousing and storage facilities
- X. Wholesale Establishment
- Y. Expansion of nonconforming uses, subject to the standards in Section 7A-xxx

SECTION 7A-748 COMMERCIAL/INDUSTRIAL (C/I- Light) DISTRICT INTERIM USES.

- A. Residential dog kennels associated with owner occupied residences in existence in the C/I District on May 1, 2003.

SECTION 7A-749 COMMERCIAL/INDUSTRIAL (C/I-Light) DISTRICT PERFORMANCE STANDARDS.

- A. Principal structures and authorized accessory structures within the C/I-Light must be compatible with the predominant building appearance and style within the District.
- B. Building exteriors must consist of finished steel panels, glass panels, textured concrete block, pre-manufactured masonry panels, brick, stucco, and similar appearances.
- C. Building exposures facing public streets and residential zoning districts must include a combination of approved materials that include no more than 50% metal exteriors.
- D. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop. Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
- E. Landscaping must include a combination of overstory shade trees, ornamental tree, conifers, and foundation plantings.
- F. Foundation plantings may include shrubs, hedges, and perennial flowers.
- G. Shade trees are preferred along property lines and parking areas to establish a canopy effect at maturity.
- H. Ornamentals and foundation plantings are encouraged to be designed and planted in groupings to accent public exposures of the site.

- I. Landscaping quantities and planting standards shall be consistent with the provisions of this Code.

SECTION 7A-750 COMMERCIAL/INDUSTRIAL (C/I- Light) OUTDOOR DISPLAY AND SCREENING STANDARDS.

- A. Outdoor displays of approved finished product for direct retail sale or lease must be accessory to a principal use and are not subject to screening requirements. All proposed outdoor displays shall be reviewed and approved through the planning and zoning application process.
- B. Outdoor storage limitations and requirements:
 1. Outdoor storage must have a direct relationship to the primary use of the site.
 2. Outdoor storage must be located in the side or rear yard.
 3. No outdoor storage shall occupy any required driveway or maneuvering areas.
 4. Except as approved by conditional use permit, outdoor storage may not exceed 30% of the site excluding retail products sold outdoors and fleet vehicles.
- C. Outdoor storage screening standards:
 1. All accessory outdoor storage of finished product not for direct retail sale and company owned vehicles and equipment (trailers), and loose materials shall be screened from adjacent residential properties and public roadways as required by the following standards:
 - a. Required screening shall be at be at a height to effectively limit public view of outdoor storage area.
 - b. Required screening shall be located entirely within the required setbacks.
 - c. Required screening shall be at least ninety-five (95) percent opaque throughout the year.
 - d. Required screening may be satisfied by one (1) or more of the following
 - 1) A berm.
 - 2) A decorative fence with the finished side (side without structural supports) facing out. For the purpose of this section, a chain-link fence with slats or fabric materials is not a decorative fence.
 - 3) A decorative masonry wall.
 - 4) A hedge or other vegetative plantings that are planted at least three (3) feet in height and grow to the required height within two (2) years of installation.
 - e. Required screening may be reduced by the City Council if applicant can demonstrate that the public view from adjacent residential property is limited due to wetlands or other permanent natural features.
 - f. The construction of a lean-to or accessory structure for screening is permitted, provided that design standards for the specific zoning district are followed and maintained as required, as well as all other applicable standards in this Code, including structure setback and placement.
 - g. The outside storage of loose materials cannot exceed the height of the required screening.

- h. A screening plan must be included in all land use applications that includes proposed outdoor storage.
- i. The property owner shall be responsible for the restoration or repair of screening that becomes not in compliance with the approved screening plan. Approved screening must be maintained in a reasonable condition and shall not by reason of age, decay, accident, or otherwise be allowed to become and remain in a state of disrepair or noncompliance with approved screening plan.

SECTION V. That Chapter 7A of the City Code is hereby amended by deleting those words that are contained in brackets [] with ~~strike through~~ text and adding those words that are underlined to read as follows:

District	Minimum Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Structure Height	Floor Area Ratio	Lot Coverage
C/I	2.5 ac.	120 ft	75 ft	10 ft	35 ft	50 ft	1:1	1:2
<u>C/I Light</u>	<u>2.5 ac.</u>	<u>120 ft</u>	<u>35 ft</u>	<u>10 ft</u>	<u>10 ft</u>	<u>50 ft</u>	<u>1:1</u>	<u>1:2</u>

SECTION VI. EFFECTIVE DATE. This Ordinance was adopted by the Columbus City Council on this _____ day of _____, 2022 and shall become effective on January 1, 2023.

Jesse H. Preiner, Mayor

ATTEST:

Elizabeth Mursko, City Administrator

Published via Summary Publication in the Forest Lake Times on _____, 2022.