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**CITY OF FLOODWOOD
PLANNING COMMISSION HEARING
MONDAY APRIL 20, 2026
AGENDA**

1. Chair Hart Call Meeting to Order
2. Record Attendance
3. Approval of Agenda – Motion and Support Required
4. Purpose of the Meeting – Review Proposed Changes to the Zoning Ordinance
5. Proposed Zoning Ordinance Hearing
 - 5.1 Explanation of Need
 - 5.2 Verification of Posting and Publication of Hearing Notice by Deputy Clerk Suonvieri
 - 5.3 Planning Commission Questions
 - 5.4 Public Comment and Questions – 5 minutes per person
 - 5.5 Planning Commission Discussion
 - 5.6 Consider Recommendation to Floodwood City Council – Motion and Support Required
6. Adjourn



MEMO

To: Mayor Tad Farrell and Cory Suonvieri

From: North Shore Development Co.

Date: December 16, 2025

Subject: Zoning Audit – Findings & Targeted Recommendations to Support Housing

North Shore Development Co. (NSDC) reviewed Floodwood’s zoning ordinance and attorney correspondence to identify practical, targeted amendments that:

- Support modest density housing types (duplexes, triplexes, townhomes, cluster developments)
- Reduce procedural barriers in the development review process
- Clarify standards that have caused confusion for staff and applicants
- Modernize the ordinance to align with Floodwood’s housing goals without a full rewrite

Because Floodwood’s core barriers to new housing are construction cost, local housing market valuations, and household incomes - not lot size or zoning restrictions alone - these recommendations focus on removing procedural friction and improving pathways for development in a small rural market.

Summary of Recommended Amendments

1. Allow Small-Scale Housing Types by Right (R-2 & R-3)

- a. Allow Duplexes & Twin Homes by Right in R-2
 - i. Current zoning requires a Conditional Use Permit (CUP).
 - ii. Allowing by-right simplifies development, reduces meeting demands, and creates options for first-time homebuyers, seniors, and small builders.
 - iii. Retain dimensional standards already in Section 9.4 for two family dwellings.
- b. Allow Three-Family Dwellings (Triplex) & Townhomes by Right in R3
 - i. Current zoning requires a Conditional Use Permit (CUP).
 - ii. Allowing by-right simplifies development, reduces meeting requirements for public bodies, and creates options for rental properties, first-time homebuyers, seniors, and small builders.
 - iii. Two-family dwellings and condominiums already permitted by right in R3.
 - iv. “Townhome” is not currently in definitions section; we recommend adding this due to its reference in permitted use sections (unless defaulting to Multiple Family definition). Sample definition below:
 1. *DWELLING, TOWNHOME. A structure containing two or more dwelling units, none of which are accessory dwelling units, each sharing two vertical party or division walls, except that each end unit will have a single part or division wall, with no dwelling units sharing a common horizontal surface.*

2. Create a By-Right “Cluster Development” Option (R-2, R-3, R-4)

- a. The current ordinance allows flexibility through the Planned Unit Development (PUD) process but applies to sites five acres or larger and requires a complex multi-step approval.



- b. A by-right cluster development would eliminate need for a PUD or CUP.
- c. Preserve existing zoning district per unit density requirements (e.g., 5,000 sq ft/unit)
 - i. Add conditions for lot coverage, setbacks, screening, etc.
 - ii. Allows creative layout with common space and smaller internal lots, infrastructure efficiencies (*see example below*).
 - iii. Opportunities for rental, condominiums, senior, workforce housing.



3. Clarify Definitions for Manufactured and Modular Housing

- a. Modular Homes: Add a definition to Section 2.1, noting that those built in Minnesota are constructed to the MN Building Code (often exceeding requirements), often transported in sections, and are permanently affixed to real properties like stick-built homes.
 - i. Recommend allowing modular homes anywhere single-family homes are permitted.
- b. Manufactured Homes: Clarify that manufactured homes may not be constructed to uniform building code and only required to comply with federal manufactured housing construction standards.
 - i. Currently restricted to R-5 district.
 - ii. Recommend allowing manufactured homes anywhere single-family homes are permitted under the following conditions:
 - 1. Distinguish that they must be designed for permanent occupancy and affixed to a permanent foundation
 - 2. Constructed after 2010

4. Consider Adjustments to Parking Standards & Surface Requirements

- a. Parking Surface Requirements (Section 5.2.5)
 - i. Current ordinance requires asphalt or pavement on all two family, three-family, and multifamily parking surfaces, whereas single-family homes may use aggregate, class 5, or dust-free alternative.



1. Recommend mirroring single-family surface requirements for two family, three family, and cluster development.
 - b. Number of Required Spaces (Section 5.3)
 - i. Current ordinance requires two spaces per dwelling unit.
 - ii. Consider administrative reductions where: on-street parking already exists, elderly housing is proposed, multifamily projects.
 1. One off-street space per housing unit, especially for multifamily, is increasingly common.
- 5. Create a Dimensional Standards “Cheat Sheet” that Summarizes Standards by District**
- a. Recommend adding an appendix to current zoning ordinance that summarizes minimum lot dimensions, setbacks, height, and coverage requirements for each district.
 - b. Clarify in Section 2.2 that setbacks are measured from the property line, unless otherwise specified.
- 6. Simplify CUP and PUD Requirements**
- a. Floodwood’s zoning relies heavily on Conditional Use Permits (CUPs) and Planned Unit Developments (PUDs) for housing types that are common and low impact. This can create unnecessary and burdensome processes for applicants and staff.
 - b. Conditional Use Permits (CUPs)
 - i. See Sections 1 and 2 above for recommendations related to removal of CUPs for common, low-impact housing types (two family, three family, cluster development)
 - c. Planned Unit Developments (PUDs)
 - i. Current ordinance definition Planned Unit Development: *A tract of land developed as a unit rather than as individual development, wherein two (2) or more buildings and activities may be located in relationship to each other rather than to lot lines or zoning district boundaries.*
 1. There is reference within Residential sections that states PUD is not required for sites less than five acres, which could lead to misinterpretation.
 - ii. Recommend clarifying that PUD’s on parcels larger than five acres may proceed under the base zoning district standards when the proposed use is permitted in that district. A PUD is required only when an applicant seeks flexibility from underlying zoning regulations or proposes a mixed-use or master-planned project.

**CITY OF FLOODWOOD MINNESOTA
SUMMARY PUBLICATION
ORDINANCE NO. **XXX****

AN ORDINANCE AMENDING CITY OF FLOODWOOD ZONING ORDINANCE NO. 121200-226 TO ESTABLISH AND AMEND RESIDENTIAL USE DEFINITIONS, PERMITTED USES, DIMENSIONAL STANDARDS, AND ESTABLISH A CLUSTER DEVELOPMENT DESIGNATION.

WHEREAS, on April 28, 2026, the City Council of the City of Floodwood adopted Ordinance No. **xxx** amending sections of the Floodwood Zoning Ordinance No. 121200-226 to establish and amend residential definitions, permitted uses and dimensional standards and to define cluster development and allow it as a permitted use in the R2, R-3, and R-4 districts; and

BE IT FURTHER RESOLVED, the city clerk is directed to publish Ordinance No. **XXX** by title and summary, pursuant to Minnesota Statutes, § 412.191, subd. 4 and maintain a full copy of the ordinance for public viewing at the Floodwood City Hall, 111 W 8th Ave., Floodwood, MN 55736.

Adopted by the City Council of the City of Floodwood, Minnesota, this 28th day of April 2026.

ATTEST:

Cory Suonvieri, Deputy Clerk

For publication in the **????** Newspaper on **May 8**, 2026.

**CITY OF FLOODWOOD
RESOLUTION XXX**

**RESOLUTION APPROVING PUBLICATION OF ORDINANCE NUMBER XX BY TITLE AND
SUMMARY**

WHEREAS, on April 28, 2026, the City Council of the City of Floodwood adopted Ordinance No. xxx amending sections of the Floodwood Zoning Ordinance No. 121200-226 to establish and amend residential definitions, permitted uses and dimensional standards and to define cluster development and allow it as a permitted use in the R2, R-3, and R-4 districts; and

WHEREAS, Minnesota Statutes, § 412.191, subd. 4 allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the verbatim text of the ordinance is lengthy and the expense of publication of the complete text is not justified, and

WHEREAS, the following summary clearly informs the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Floodwood that the following summary is approved for official publication:

SUMMARY PUBLICATION

ORDINANCE NO. XXX

AN ORDINANCE AMENDING CITY OF FLOODWOOD ZONING ORDINANCE NO. 121200-226 TO ESTABLISH AND AMEND RESIDENTIAL USE DEFINITIONS, PERMITTED USES, DIMENSIONAL STANDARDS, AND ESTABLISH A CLUSTER DEVELOPMENT DESIGNATION.

WHEREAS, on April 28, 2026, the City Council of the City of Floodwood adopted Ordinance No. xxx amending sections of the Floodwood Zoning Ordinance No. 121200-226 to establish and amend residential definitions, permitted uses and dimensional standards and to define cluster development and allow it as a permitted use in the R2, R-3, and R-4 districts; and

BE IT FURTHER RESOLVED, the city clerk is directed to publish Ordinance No. XXX by title and summary, pursuant to Minnesota Statutes, § 412.191, subd. 4 and maintain a full copy of the ordinance for public viewing at the Floodwood City Hall, 111 W 8th Ave., Floodwood, MN 55736.

Adopted by the City Council of the City of Floodwood, Minnesota, this 28th day of April 2026.

Tad Farrell, Mayor

ATTEST:

Cory Suonvieri, Deputy Clerk

ORDINANCE NO. XXX
CITY OF FLOODWOOD
COUNTY OF SAINT LOUIS
STATE OF MINNESOTA

AN ORDINANCE AMENDING CITY OF FLOODWOOD ZONING ORDINANCE NO. 121200-226 TO ESTABLISH AND AMEND RESIDENTIAL USE DEFINITIONS, PERMITTED USES, DIMENSIONAL STANDARDS, AND ESTABLISH A CLUSTER DEVELOPMENT DESIGNATION.

The City Council of the City of Floodwood hereby ordains as follows:

Section 1

Section 2.2 Definition Of Terms of the City of Floodwood Zoning Ordinance be amended as follows:

ACCESSORY DWELLING UNIT (ADU). A dwelling unit that is secondary to a principal structure and located on the same lot, either within or attached to the principal structure, or a detached accessory structure or within a detached structure. ADU's must be no greater than 1,000 square feet in size and must be lesser in square footage than the principal dwelling.

CLUSTER DEVELOPMENT. A residential development in which setback requirements are reduced and structures may be orientated in any direction to benefit the construction of the development and the future resident-experience. Additionally, land not occupied by structures is preserved as common open space or natural area available for the use or enjoyment of residents and/or the general public. See Section XXX Special Provisions: Cluster Development for additional requirements and design standards

COMMON OPEN SPACE, Land within a cluster development that is not platted as individual residential lots or public rights-of-way, and that is permanently protected from further subdivision or development except for natural resource protection, stormwater management, or passive/active recreation.

COMMERCIAL BUSINESS DEVELOPMENT (CBD). CBD within a Planned Unit Development (PUD).

DWELLING, MODULAR HOME. A single-family dwelling or multifamily dwelling that is fabricated in whole or in part off-site, constructed in compliance with the Minnesota State Building Code, transported to the building site in one or more sections, and permanently

affixed to a foundation on real property. A modular home shall be regulated the same as a site-built dwelling for zoning purposes.

DWELLING, TOWNHOME. A structure containing three or more dwelling units, none of which are accessory dwelling units, in which each unit shares at least one party wall or division wall with an adjacent dwelling unit.

DWELLING, TWO FAMILY. A detached building containing two dwelling units, which may be arranged side-by-side or stacked vertically and located on a single lot or on two separate lots created through subdivision or common-interest ownership. ~~designed for or occupied exclusively by two (2) families and constituting two (2) dwelling units.~~

~~DWELLING, THREE FAMILY. A detached building designed for or occupied exclusively by three (3) families and constituting three dwelling units.~~

HOMEOWNERS ASSOCIATION. A private, nonprofit association of property owners organized for the purpose of owning, managing, or maintaining common open space and common facilities within a cluster development.

MANUFACTURED HOME. A structure transportable in one (1) or more sections, which is designed to be used for permanent occupancy as a residential dwelling and which may not ~~is not constructed conform~~ to the standards of the uniform building code and only required to comply with federal manufacturing housing construction standards as noted below:

1. Residential Trailer – A manufactured home which was not constructed in accordance with federal manufactured housing construction and safety standards (HUD), in effect after June 15, 1976.
2. Manufactured Home – A manufactured home constructed in accordance with federal manufactured housing construction and safety standards (HUD code) in effect after June 15, 1976. A manufactured home shall be regulated the same as a site-built dwelling for zoning purposes, provided it is designed for permanent occupancy, affixed to a permanent foundation, connected to water and sewer services, constructed not more than two (2) years prior to obtaining a building permit from the City of Floodwood, and at least twenty-four (24) feet in width.

SETBACK. The minimum horizontal distance required between a structure and a property line, unless otherwise specified. ²

Section 2

Section 5 Off-Street Parking Design Standards be amended as follows:

5.2 Off-Street Parking Design Standards

4. All off-street parking spaces for single family, two-family, townhomes, multifamily, and cluster development dwellings and access areas shall be improved and maintained with a minimum of an aggregate base, Class 5 material, or such other surface as may be approved by the City, to provide a durable and dust-free surface and shall be so arranged and marked as to provide for orderly and safe parking and storage.

5. All off-street parking spaces, driveways, entrances, and other areas where vehicles will be driven or parked for ~~multifamily dwellings, two family dwellings, three family dwellings,~~ business, commercial, industrial, and manufacturing uses shall be improved and maintained with a minimum of an asphalt or pavement overlying an aggregate base material to provide a durable and dust-free surface and shall be so arranged and marked to provide for orderly and safe parking and storage. Plans for off-street parking must be submitted with Conditional Use Permits.

5.3 Number of Off-Street Parking Spaces Required

1. DWELLING. Two (2) parking spaces for each dwelling unit. Residential developments with five (5) or more units shall only require one and one half (1.5) parking spaces per dwelling unit.

Section 3

Section 7 R-1 Residential Estates be amended as follows:

7.1 Permitted Uses

1. ~~Single family dwellings~~ Dwelling, Single Family, including modular and manufactured homes provided they meet the requirements established in Section 2.2 Definition of Terms.

5. Dwelling, Two Family.

7.3 Conditional Uses

1. ~~Two (2) family dwellings.~~

7.5 Maximum Building Height, Width, and Length

1. Maximum building height shall be ~~two and one-half (2½) stories and not over or thirty-five (35) feet.~~

Section 4

Section 8 R-2 Low Density Residential Existing Platted Areas be amended as follows:

8.2 Permitted Uses

- ~~1. Single family dwellings~~ Dwelling, Single Family, including modular and manufactured homes provided they meet the requirements established in Section 2.2 Definition of Terms.
6. Any R-1 permitted use.
7. Accessory Dwelling Unit.
8. Cluster Development.

8.3 Conditional Uses

- ~~1. Two family dwellings.~~

8.4 Minimum Lot Dimensions

1. Width – Fifty (50') feet: ~~for Dwelling, Single Family and seventy five (75') feet for Dwelling, Two Family.~~
2. Depth – One hundred (100') feet: ~~for both Dwelling, Single Family and Dwelling Two Family.~~

8.5 Maximum Building Height, Width, and Length

1. Maximum building height shall be ~~two and one-half (2 ½) stories and not over or thirty-five (35) feet.~~
2. Maximum accessory building height shall be fifteen (15') feet. Maximum building height for a detached garage Accessory Dwelling Unit shall be thirty-five (35) feet.

8.6 Minimum Yard Requirements

1. Front Yard – Twenty -five (25') feet.

Section 5

Section 9 R-3 Medium Density Residential be amended as follows:

9.2 Permitted Uses

- ~~1. Two (2) family dwellings.~~ Dwelling, Two Family.
5. Dwelling, Townhome.
6. Cluster Development.
7. Accessory Dwelling Unit.

9.3 Conditional Uses

7. ~~Three family dwellings: Dwelling, Single Family~~

9.4 Minimum Lot Dimensions

1. Width – Single family dwelling: Fifty (50') feet. Two family dwelling: Seventy-five (75') feet. ~~Three family dwelling: Ninety (90') feet.~~
2. Depth – One hundred ~~ten~~ (140') feet for single and two family dwellings.
3. Dwellings with three (3) or more units: Minimum lot size is 3,500 square feet per unit.

9.5 Maximum Building Height, Width, and Length

1. Maximum building height shall be ~~two and one-half (2 1/2) stories and not over or thirty-five (35) feet.~~
3. Maximum accessory building height shall be fifteen (15') feet. Maximum building height for a detached garage Accessory Dwelling Unit shall be thirty-five (35) feet

Section 6

Section 10 R-4 Multiple Residence District be amended as follows:

10.2 Permitted Uses

1. ~~Multi-family dwellings: Dwelling, Multiple Family.~~
4. ~~Townhouses: Dwelling, Townhome.~~
6. ~~Cluster Development.~~
7. Accessory Dwelling Unit.

10.4 Minimum Lot Dimensions

1. Area – ~~Single family: 5,500 square feet, Two (2) family 8,250 square feet, Three (3) family: 9,900 square feet.~~ Dwelling, Multiple Family (3+ units): 3,500 square feet per unit. Multiple dwellings: Plus, eight hundred (800) square feet for each additional unit over three (3).
2. Width – ~~Uses permitted in R-3 District as specified in Section 9.4, plus an additional ten (10') feet for each additional unit over three (3).~~ Seventy five (75') feet, plus an additional ten (10') feet for each additional unit over three (3).
3. Depth – One hundred ~~ten~~ (140') feet. Residential dwelling with more than three (3) units shall have a minimum depth of one hundred fifty (150') feet. plus an additional ten (10') feet for each portion of two (2) additional residences over three (3).

10.5 Maximum Building Height, Width, and Length

1. Maximum building height shall be ~~two and one-half (2 1/2) stories and not over or thirty-five (35) feet.~~

3. Maximum accessory building height shall be fifteen (15') feet. Maximum building height for a detached garage Accessory Dwelling Unit shall be thirty-five (35) feet

Section 7

Section 13 C-1 Core Commercial be amended as follows:

13.6 Maximum Building Height, Width, and Length

1. Maximum building shall be ~~two and one-half (2 ½) stories and not over thirty-five (35')~~ feet (35').

Section 8

Section 14 C-2 Highway Commercial be amended as follows:

14.6 Maximum Building Height, Width, and Length

1. Maximum building height shall be ~~two and one-half (2 ½) stories and not over or thirty-five (35) feet.~~

Section 9

Section 15 M-1 Industrial be amended as follows:

15.6 Maximum Building Height, Width, and Length

1. Maximum building height shall be ~~two and one-half (2 ½) stories and not over or thirty-five (35) feet.~~

Section 10

Ordinance 121200-226 of City of Floodwood Zoning Ordinance be amended to add the following new Section ~~XXX~~ Cluster Development

~~XXX~~ Cluster Development Requirements.

1. Intent

The requirements of this section shall apply to all cluster development as defined in Section 2.2 Definition of Terms. The intent of cluster development is to:

- a. Allow compact groupings of dwelling units with flexible orientations to roadways while maintaining overall density consistent with the underlying zoning district.
- b. Permanently preserve common open space, agricultural land, and natural resources.
- c. Reduce the amount of land disturbed by roads, driveways, and individual yards.

- d. Encourage efficient extension of public infrastructure where appropriate and promote cost-effective rural residential development where urban services are not planned.

2. Applicability, Districts, and Requirements

- a. Cluster development shall be permitted by right in the R-2, R-3, R-4 zone districts.
- b. The gross development area shall include at least 5,000 square feet per single family dwelling unit and shall be cumulative. There are no individual lot minimum requirements for two or more units. For example:
 - i. The total minimum gross area for a cluster development containing three dwelling units shall be at least 15,000 square feet, and each individual unit may be apportioned any amount of the total square footage so long as said apportionment conforms with all applicable requirements in this ordinance.
- c. Front yard setback – all structures within the development must be at least 25 feet from the front yard property line.
- d. Side yard setbacks – each housing unit must be at least 10 feet from furthest part of structure (e.g. eave) to the property line and there must be at least 10 feet between housing units (e.g. eave to eave).
- e. Lot coverage – no more than 40% of the development may be occupied/covered with impervious service.
- f. There are no minimum lot width requirements.
- g. Maximum building height – principal and accessory structure must adhere to those maximum height requirements established in the R-2, R-3, and R-4 zone districts.

3. Conditional Use Permits

Any cluster development seeking to alter minimum setbacks, lot size, and/or permeability must seek approval for a conditional use permit (CUP) through the City, consistent with Section 17 of the City of Floodwood zoning ordinance.

4. Relationship to other regulations

Cluster developments shall comply with all other applicable requirements of this Ordinance or the subdivision regulations, except where specifically modified by . this section.

This Ordinance is effective in accordance with Minnesota Statutes Chapters 394 and 462, as amended and Section 21 of the City of Floodwood Zoning Ordinance No. 121200-226.

Adopted by the City Council of the City of Floodwood, Minnesota, this 28th day of April 2026.

Tad Farrell, Mayor

ATTEST:

Cory Suonvieri, Deputy Clerk

First Reading and Adoption:	April 28, 2026
Publication of Ordinance:	May 8, 2026
Effective Date:	June 9, 2026