

CITY OF SHOREWOOD
COUNTY OF HENNEPIN
STATE OF MINNESOTA

ORDINANCE 626

AMENDING SHOREWOOD CITY CODE CHAPTER 1201 TO IMPLEMENT THE DIRECTION
OF THE COMPREHENSIVE PLAN RELATIVE TO GRADING & STEEP SLOPES REQUIREMENTS

Section 1. City Code Section 1201.02 is hereby amended as follows. Language proposed to be removed is ~~stricken~~ and language proposed to be added is underlined.

For the purposes of this chapter, the following definitions shall apply unless the context indicates or requires a different meaning.

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~~**STEEP SLOPE.** Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this chapter. Where specific information is not available, steep slopes are~~ Lands having average slopes over 12%, as measured over horizontal distances of 50 feet or more, that are not bluffs.

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Section 2. City Code Section 1201.07 is hereby amended as follows. Language proposed to be removed is ~~stricken~~ and language proposed to be added is underlined.

...

Subd. 2. Zoning permits. A zoning permit shall be required for activities that do not require building permits but for which it is necessary to determine compliance with zoning requirements such as setbacks, impervious surface coverage, structure height, and the like. Pursuant to M.S. § 15.99, an application for a zoning permit shall be approved or denied within 60 days from the date of its official and complete submission unless extended pursuant to statute or a time waiver is granted by the applicant. Pursuant to M.S. § 15.99, the city staff is hereby authorized to extend the 60 day time limit by a time period not to exceed 60 additional days, provided written notice of such extension is provided to the applicant before the end of the initial 60 day period. The permit shall expire within six months if the applicant has not completed the project. Items requiring a zoning permit include the following:

- a. Accessory buildings that do not require building permits.
- b. Driveways.
- c. Sport and tennis courts.

- 1 d. Retaining walls higher than three feet (no separate permit required when a building
2 permit is required for grading).
- 3 e. Above-ground fireplaces and cooking facilities, but not including portable appliances.
- 4 f. Residential decks that do not require building permits, as well as patios, terraces,
5 sidewalks, steps, stoops, and other similar at-grade improvements.
- 6 g. Playground equipment or systems occupying more than 64 square feet of ground area or
7 exceeding six feet in height.
- 8 h. Fences as regulated by § 1201.03 Subd. 2.f.
- 9 i. Temporary signs.
- 10 j. Portable storage facilities not associated with a valid building permit and located on
11 property for more than 30 days in a 12-month period.
- 12 k. Ground-mounted solar energy systems not requiring a building permit, consistent with §
13 1201.03 Subd. 23.

14 l. Grading activities located within a bluff or shore impact zone, or on steep slopes,
15 involving the movement of 10 or more cubic yards of material. Grading activities shall meet the
16 requirements of City Code 1201.26, Subd. 7. A separate zoning permit shall not be required for
17 grading activities associated with a subdivision, mining or land reclamation interim use permit,
18 or building permit application.

19 ...

20 **Section 3.** City Code Section 1201.03 is hereby amended as follows. Language proposed to be
21 removed is ~~stricken~~ and language proposed to be added is underlined.

22 ...

23 Subd. 8. *Land reclamation.*

24 a. Land reclamation shall be permitted by ~~conditional interim~~ interim use permit in all districts as
25 regulated by § 1201.04 of this chapter. Depositing of ~~100~~ 400 cubic yards or more of fill on any
26 lot or parcel shall be considered land reclamation. Land reclamation shall not be interpreted as
27 the depositing of fill from a building excavation on the same property. Land reclamation
28 associated with a subdivision or building permit application having a grading plan and haul
29 route approved by the City shall not be required to obtain an Interim Use Permit.

30 b. The permit shall include, as a condition thereof, a finished grade plan which has
31 determined that the reclamation will not adversely affect the adjacent land and as conditions
32 thereof shall regulate the type of fill permitted, program for rodent control, plan for fire control
33 and general maintenance of the site, controls of vehicular ingress and egress and for control of
34 material disburshed from wind or hauling of material to or from the site.

35 Subd. 9. *Mining.* The extraction of sand, gravel or other material from the land in the amount

1 of 400 cubic yards or more and removal thereof from the site shall be defined as mining. In all
2 districts the conduct of mining shall be permitted only upon issuance of an an conditional interim
3 use permit. The permit shall include, as a condition thereof, a plan for a finished grade and land
4 reclamation which will not adversely affect the surrounding land or the development of the site
5 on which the mining is being conducted and the route of trucks moving to and from the site.
6 Mining associated with a subdivision or building permit application having a grading plan and
7 haul route approved by the City shall not be required to obtain an Interim Use Permit.

8 ...

9 **Section 4: References.** The City Clerk is authorized to correct any numeric references to the
10 requirements of this ordinance located elsewhere in the City Code that may have been altered
11 as a result of the amendments.

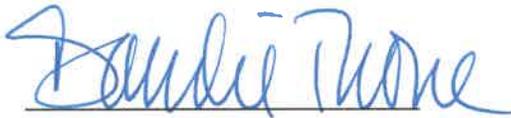
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13 **Section 5: Effective Date.** This Ordinance 626 shall take effect upon publication in the City's
14 official newspaper.

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16 ADOPTED BY THE CITY COUNCIL OF THE CITY OF SHOREWOOD, MINNESOTA this 8th day of
17 September, 2025.

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JENNIFER LABADIE, MAYOR

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22 ATTEST:

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25 SANDIE THONE, CITY CLERK