

Per recommendation from Planning and Zoning Commission on 4-5-23, Section 1210.13 shall be revised to read as follows – new language highlighted:

1210.13. (BP) Bayview Park

Subd. 1. Purpose. The purpose of the Bayview Park (BP) District is to encourage mixed-use planned unit development including outdoor recreation and tourism related retail businesses that can provide services for passing tourist traffic and residents alike, provide for both low density residential development and cluster-type high density housing, resorts, motels and recreational based facilities that complement lakeshore amenities and the public investment in the Black Beach Campground.

Subd. 2. Uses Allowed by a Conditional Use Permit.

- A. Planned development of resorts, hotels, motels & lodges.
- B. Planned development of retail shopping and services compatible with outdoor recreation such as outdoor equipment sales and rental, outdoor recreation outfitters, outdoor adventure parks, mini-golf courses, mountain bike courses, sporting goods, golf shops, and equipment sales & service.
- C. Planned development of traditional restaurant, coffee shop, mercantile businesses and municipal on/off sale liquor.
- D. Planned development of higher density residential units.
- E. **Short term rental of a dwelling unit by the owner, except short term rental is prohibited when the dwelling unit is located on a parcel whose boundary is located within 300 feet of the boundary of a parcel zoned R1 or R2.**
- F. Incidental uses such as pools, tennis courts, dog parks, biking, and recreational trails.
- G. Accessory uses incidental to principal use including municipal public utilities.
- H. Tourist and history visitor interpretive center.
- I. Mixed use planned unit developments.
- J. Greenhouse, hydroponic, native plant vegetation, and landscaping business.
- K. Recreational camping and glamping subject to all applicable state standards except when located within 300 feet of property zoned R1 and R2.
- L. Self-service storage facilities.
- M. Wholesale food production and distribution if products are sold in on-site retail facility.
- N. Public Utilities – Water Plant.

Subd. 3. District Requirements. These requirements are to be used as a guide for land development. Final requirements will be determined through the Section 1241 requirements:

- A. Any change of use of an existing property requires a conditional use permit.

- B. Minimum lot area 15,000 square feet
- C. Minimum lot frontage 100 feet
- D. Minimum front setback 25 feet
- E. Minimum side setback:
 - a. For principal structure 30 feet
 - b. For accessory use 15 feet
- F. Minimum rear setback:
 - a. For principal structure 15 feet
 - b. For accessory use 6 feet
 - c. For utility easement 3 feet
- G. Maximum building height 35 feet
- H. Maximum building coverage N/A
- I. Off-street parking requirements shall be provided in accordance with this section.
- J. Highway Business signage requirements