

**ORDINANCE 2019 – 05**

**CITY OF DUNDAS  
COUNTY OF RICE  
STATE OF MINNESOTA**

*An Ordinance Establishing A Planned Unit Development District  
for “Bridgewater Heights” and Amending the Official Zoning Map*

THE CITY COUNCIL OF DUNDAS, MINNESOTA ORDAINS AS FOLLOWS:

**SECTION 1.** The City of Dundas received a request to amend the zoning classification of the following legally described property to PUD, Planned Unit Development, as stated in this ordinance:

All of Bridgewater Heights, Rice County, Minnesota

**SECTION 2.** The following properties are zoned PUD, Planned Unit Development with an underlying zoning district of R-1, Single Family Residential (“Subdistrict A”):

Lots 1 through 45 of Block 1, Blocks 10 through 13, Blocks 25 through 26

and

Outlots C, D, E, and J

of Bridgewater Heights, Rice County, Minnesota

**SECTION 3.** The following properties are zoned PUD, Planned Unit Development with an underlying zoning district of R-2, Two-Family and Townhome Residential (“Subdistrict B”):

Lots 46 through 75 of Block 1, Blocks 2 through 9, Blocks 14 through 24

and

Outlots A, B, F, G, H, I

of Bridgewater Heights, Rice County, Minnesota

**SECTION 4.** Bridgewater Heights Planned Unit Development Plan.

- A. All entitlements, including but not limited to, allowed dwelling units, allowed uses, location and boundaries of the sub-districts and development standards established within this PUD District are hereby set forth by the Bridgewater Heights Development Plan dated February 22, 2005 with subsequent revisions as approved by the City with the preliminary and final plats in Resolutions No. 2005-10 and 2005-21 with revisions dated April 15, 2019 are incorporated herein by reference as may be modified by this ordinance and Resolution No. 2019-19 amending the planned unit development.

- B. Any allowed uses and standards not specifically addressed by the Ordinance shall be subject to the requirements set forth by the City of Dundas Zoning Ordinance.

**SECTION 5. Allowed Uses.** The allowed uses within the PUD District and its various sub-districts defined by the Planned Unit Development Plan shall be limited to the base entitlements as established on the PUD Development Plan.

**SECTION 6. Lot Area and Dimensional Requirements.** Lot requirements for the various sub-districts shall conform to the general width and area as stated below:

- A. Subdistrict A
  - 1. Minimum Lot Size: 9,360 square feet
  - 2. Minimum Lot Width: 70 feet
- B. Subdistrict B – All standards as depicted on the PUD Development Plan.

**SECTION 7. Lot Setback and Performance Standards.** All standards not specified by this ordinance are to be the same as found in the Dundas Zoning Ordinance for the specified underlying zoning district. The following setback and performance standards are hereby in place for the Bridgewater Heights Planned Unit Development:

- A. All construction in Subdistrict A shall adhere to the minimum standards of the R-1 Zoning District except as follows:
  - 1. Front Yard Setback: 25 feet
  - 2. Side Yard Setback: 10 feet (house) / 5 feet (garage)
- B. All construction on lots in Subdistrict B shall adhere to the minimum standards depicted on the PUD Development Plan.

**SECTION 8. Construction Standards.** The principal buildings constructed within this Planned Unit Development District shall comply with the requirements of the Dundas Zoning Ordinance except as may be modified herein. The following standards are in effect:

- A. A minimum of 1/3rd of all single-family houses facing Bridgewater Parkway shall have a porch on the front of the structure.
- B. Front elevations of all single-family houses that do not have a porch shall not exceed 70% of any one material, texture, or color unless that material is brick, stone, or stucco.
- C. Any single-family house elevation adjacent to a public street shall not exceed 70% of any one material, texture, or color unless that material is brick, stone, or stucco.
- D. The following minimum floor area is required for all single-family homes, exclusive of garages and porches:
  - 1. One story, split/multi-level: 1,350 ground level
  - 2. Two story: 1,500 total excluding basement
- E. All garages shall be a minimum of 400 square feet in area.
- F. No fences are permitted in the front yard. If a side or rear yard is adjacent to a public right-of-way a fence may be permitted in said yard of up to 4 feet in height.
- G. All multi-family structures shall generally adhere to the buildings approved as part of the PUD Development Plan.

**SECTION 9.** The City of Dundas Zoning Administrator is hereby directed to make the appropriate changes to the official zoning map of the City of Dundas to reflect the change in zoning classifications as set forth above.

**SECTION 10.** A copy of this Ordinance and the updated map shall be kept on file at the Dundas City Hall.

**SECTION 11.** This Ordinance shall be effective upon its passage and publication.

**ADOPTED** by the City Council of Dundas, Minnesota on this 28th day of May 2019.

**CITY OF DUNDAS BY:**

**ATTEST:**

\_\_\_\_\_  
Glenn Switzer, Mayor

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John McCarthy, City Administrator/Clerk

Ordinance 2019-05

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**SUMMARY OF  
ORDINANCE 2019-05**

CITY OF DUNDAS

STATE OF MINNESOTA

*An Ordinance Amending the Bridgewater Heights Planned Unit Development*

**The following is the official summary of Ordinance 2019-05, which was approved and adopted by the Dundas City Council on May 28, 2019:**

The Bridgewater Heights Planned Unit Development District is established consistent with all terms from the original approval and hereby amended to include the plan modifications approved in Resolution Number 2019-19.

A copy of the entire Ordinance 2019-05 is available for inspection by any person during regular office hours at the Dundas City Hall, 216 Railway Street North, Dundas, Minnesota 55019; and is posted at the Dundas City website: [www.cityofdundas.org](http://www.cityofdundas.org).

ADOPTED BY THE DUNDAS CITY COUNCIL on the 28th day of May 2019.

Published by order:

John McCarthy, City Administrator/Clerk  
in the *Faribault Daily News* on June 1, 2019