

Section 500

General provisions

500.01. Title and authority.

Subd. 1. Citation. These sections 500 through 530 of the Crystal city code, shall be known as the “Crystal Unified Development Code” except as referred to herein where it shall be known as this “UDC.”

Subd. 2. Authority. This UDC is enacted pursuant to the authority granted to the city by the Municipal Planning Act, under Minnesota Statutes, section 462.351 et. seq. and such other law as may apply.

500.03. Purpose. The purpose of this UDC is to implement the comprehensive plan and to protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations governing land development and use. More specifically, the purpose of these regulations is to:

- (a) Establish regulations to protect the use districts that the city has established by regulating compatibility of different land uses, density of structures, building setbacks and heights, provision for adequate light, air, and convenience of access to property; and preventing congestion in the public right-of-way;
- (b) Avoid or minimize negative impacts from land uses including, but not limited to, impacts to neighboring properties, public infrastructure, and the general public;
- (c) Promote orderly development and redevelopment of property upon which to plan transportation, water supply, sewerage, and other public facilities and utilities;
- (d) Provide for administration of and amendments to this UDC, and prescribe penalties for violations of such regulations; and
- (e) Define duties of city staff, board of appeals and adjustments, planning commission and city council in relation to this UDC.

500.05. Relationship to comprehensive plan. It is the policy of the city that the enactment, amendment, and administration of this UDC be accomplished with due consideration of the policies and recommendations contained in the Crystal comprehensive plan as amended from time to time by the city council.

500.07. Relationship to existing ordinances.

Subd. 1. Minimum requirements. In their application and interpretation, the provisions of this UDC shall be held to be the minimum requirements for the promotion of the public health, safety, and welfare.

Subd. 2. Applicability. Where the conditions imposed by any provisions of this UDC are either more or less restrictive than comparable conditions imposed by any applicable state law or regulation or any city ordinance or resolution of any kind, the regulations that are more restrictive or which impose higher standards or requirements shall prevail.

Subd. 3. Conformity required. No structure shall be erected, converted, enlarged, reconstructed or altered, and no structure or land shall be used for any purpose or in any manner that is not in conformity with the provisions of this UDC.

500.09. Transitional rules.

Subd. 1. Enactment. This UDC was enacted by Ordinance No. 2017-07, adopted by the city council on January 2, 2018, and became effective on February 10, 2018.

Subd. 2. Building permits. Any building, structure, or development for which a building permit was issued prior to the effective date of this UDC may, at the applicant's option, be completed in conformance with the issued permit and any other applicable permits and conditions, even if such building, structure, or development does not fully comply with provisions of this UDC. If the building or structure is not completed within the time allowed under the original building permit or any extension granted therefor, then the building, structure, or development shall be constructed, completed, or occupied in full compliance with this UDC.

Subd. 3. Voluntary compliance. For those applications submitted prior to the effective date of this UDC, the applicant has the option of complying with the requirements in this UDC, but is only required to comply with the requirements in effect on the date the application was submitted.

500.11. Severability. If any section, subsection, sentence, clause, or phrase of this UDC is for any reason held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the validity or enforceability of the remaining portions of this UDC. The city council hereby declares that it would have adopted this UDC in each section, subsection, sentence, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.