

CITY OF MANTORVILLE

ORDINANCE NO. 2026-01

AN ORDINANCE AMENDING SECTION 150.073 OF THE  
CODE OF ORDINANCES OF THE CITY OF MANTORVILLE  
REGARDING THE HISTORIC DISTRICT

THE CITY COUNCIL OF THE CITY OF MANTORVILLE, MINNESOTA, HEREBY  
ORDAINS:

**Section 1.** Section 150.073 of the Mantorville City Code is hereby amended by deleting the ~~stricken~~ language and adding the double-underlined language as follows:

**§ 150.073 HISTORIC DISTRICT.**

(A) *Purpose and intent.* It is the purpose and intent of the Historic District to preserve the environmental values of the City of Mantorville and its identity derived through its established Historic District by:

(1) Protecting against destruction of or encroachment upon historic areas, structures, and premises;

(2) Encouraging uses, which will lead to their continuance, conservation and improvement in a manner appropriate to the preservation of the cultural, social, economic, political, and architectural heritage of the City of Mantorville;

(3) Preventing creation of environmental influences adverse to the purposes; and

(4) Assuring that new structures and uses within the districts will be in keeping with the character to be preserved and enhanced.

(B) *Establishment of Historic District.* The Historic District contains a set of regulations superimposed upon the existing zoning use districts, superceding existing underlying regulations only to the extent expressed in the Historic District provisions, leaving in effect, in all other respects, the regulations applicable to the underlying use district in which the land is situated. An HD postfixed to a use district code letter designates the Historic District. Within this district, all uses not allowed as permitted uses are prohibited.

(C) *Establishment of the Restoration Association.* ~~The Mantorville Restoration Association (MRA) is hereby appointed the responsibility of giving counsel to the governing body regarding the advisability of issuing a permit for construction, reconstruction, exterior alteration, razing, or relocation of any building or structure within the Historic District. For this purpose, the Mantorville Restoration Association may make and alter rules and regulations for its own organization and procedure. RESERVED.~~

(D) *Applicability.* No building or structure, including signs, shall be erected, constructed, reconstructed, substantially altered or restored, or razed within the Historic District unless the same is first approved by the governing body, acting upon the advice of ~~the Mantorville Restoration Association~~any a duly established city heritage preservation commission formed under Minnesota Statutes, section 471.193, if one exists, and making a finding that the proposal is architecturally compatible with the historical and/or architectural aspects of the area. If any proposed construction, reconstruction, exterior alteration, or relocation of a building would otherwise require the approval of a variance in accordance with the procedures set forth in § 150.111, the City Engineer shall notify the governing body of the facts and at the next regularly scheduled meeting, the governing body shall have the power, in its discretion, to waive any standards required by this Zoning Ordinance and to grant approval without the necessity of the applicant obtaining a variance as required by § 150.111. Before granting the approval, and waiver, the governing body shall make a finding that the waiver is deemed necessary in furtherance of the purpose and intent of the Historic District.

(E) *Standard for review.* ~~The Restoration Association and governing body and city heritage preservation commission, if applicable,~~ shall consider the following in review and action upon any proposal subject to the provisions of this section.

(1) Exterior architectural features including all signs, which are subject to public view from a public street or public place.

(2) General design, arrangement, texture, material, color, and fenestration of the proposed building or structure and the relation of the factors to similar features of buildings or structures of the period between 1854 and 1900.

(3) The extent to which the building or structure would be architecturally harmonious or compatible with the period between 1854 and 1900.

(4) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic places and areas of historic interest in the city.

(5) The extent to which the preservation and protection will promote the general welfare by maintaining and increasing real estate values; generating business, attracting tourists, students, writers, historians, artists, and artisans; attracting new residents; encouraging study and interest in American history; stimulating interest and study in architecture and design; educating citizens in American culture and heritage; and making the city a more attractive and desirable place in which to live.

(6) ~~The Restoration Association or governing body and city heritage preservation commission, if applicable,~~ shall not consider interior arrangement, relative size of the building or structure, detailed design or features not subject to any public view, and shall not make any requirements except for the purpose of preventing developments architecturally incompatible

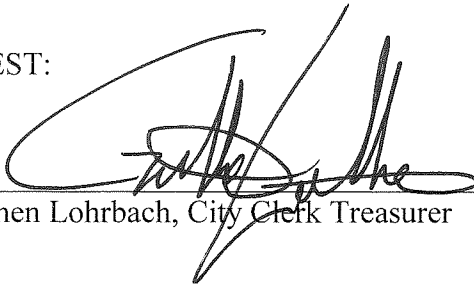
with the historic aspects of the Historic District.

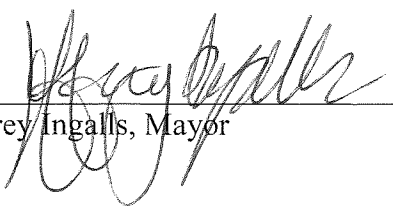
**Section 2.** For avoidance of doubt, the intent of this ordinance is to formally terminate the City of Mantorville's reliance on the Mantorville Restoration Association as an advisory body to the City Council with respect to buildings and structures within the Historic District. Accordingly, following the effective date of this ordinance, the Mantorville Restoration Association will no longer serve in that capacity. Furthermore, all new references above to a duly formed city heritage preservation commission shall only apply if and when such a commission is formally established by the Mantorville City Council pursuant to Minnesota Statutes, section 471.193.

**Section 3.** This ordinance shall be in full force and effect upon its passage and publication.

Passed by the City Council of the City of Mantorville, Minnesota, this 9<sup>th</sup> day of March, 2026.

ATTEST:

  
\_\_\_\_\_  
Gretchen Lohrbach, City Clerk Treasurer

  
\_\_\_\_\_  
Jeffrey Ingalls, Mayor