

ORDINANCE NO. 2007-05 , THIRD SERIES

AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING
CHAPTER 15 OF THE HASTINGS CITY CODE PERTAINING TO:

LAND USAGE

BE IT ORDAINED by the City Council of the City of Hastings as follows:

Chapter 15 of the Hastings City Code is hereby amended as follows:

150.09- ACCESSORY STRUCTURES

(B) (9)

<i>Accessory Building/Structure Number, Size, and Setbacks Standards</i>			<i>Setbacks</i>		
<i>Property Zoning</i>	<i>Number of Structures</i>	<i>Total Structure Size</i>	<i>Side</i>	<i>Side Corner*</i>	<i>Rear</i>
A					
R-1, <u>R-1L</u> , R-2, R-3, R-4, R-5	1	1,000	5	10	5
R-6	1	1,000	5	10	5
Multi-Family Commercial/Office Districts	Site Plan Review	Site Plan Review			
Industrial Districts	Site Plan Review	Site Plan Review			
NOTES TO TABLE: * Garages shall be set back 20 feet from right-of-way.					

155.05- APPLICATION OF DISTRICT REGULATIONS
(D) (11)

<i>Accessory Building/Structure Number, Size, and Setback Standards</i>			<i>Setbacks</i>		
<i>Property Zoning</i>	<i>Number of Structures</i>	<i>Maximum Floor Area Size</i>	<i>Side</i>	<i>Corner Side (a)</i>	<i>Rear</i>
A					
R-1, R-1L, R-2, R-3, R-4, R-5 with attached garage (b)	1	1,000 square feet	5	10	5
R-1, R-1L , R-2, R-3, R-4, R-5 without attached garage	2	Combined total 1,000 square feet	5	10	5
R-6	1	1,000 square feet	5	10	5
Multi-Family Commercial/Office Districts	Site Plan Review	Site Plan Review	Site Plan Review	Site Plan Review	Site Plan Review
Industrial Districts	Site Plan Review	Site Plan Review	Site Plan Review	Site Plan Review	Site Plan Review

NOTES TO TABLE:

(a) Garages shall be setback 20 feet from the right-of-way.

(b) Residential properties with an attached garage are also permitted an accessory storage structure 120 square feet in size or less.

155.07- SPECIAL PROVISIONS

(E)

(5) *Requirements for setbacks and height. Except when adjacent to R-1 or R-1L property, minimum setbacks are as follows:*

<i>R.O.W.</i>	<i>Interior Side Yard</i>	<i>Rear Yard</i>
35 feet*	25 feet*	35 feet*

NOTES TO TABLE:

* Minimum distance to adjacent R-1 and R-1L property shall equal building height minus 30 feet plus 80 feet.

155.09- PARKING AND LOADING

(A)

(4) Required parking and loading spaces shall be located on the same development site as the use served. Except residential uses in the R-1, R-1L, and R-2 zoning districts, the city may approve off-site parking if the City Council finds the following.

Add:

§ 155.22.5 R-1L LOW DENSITY RESIDENCE LARGE LOT.

(A) Intent. The intent of this chapter in establishing a very low density residence district is to protect the desired character of the larger lot environment from the possible progression of a more dense nature.

(B) Uses permitted.

(1) Same as permitted in the R-1 Low Density Residence District.

155.50- RESIDENTIAL LOT REGULATIONS

<i>District</i>	<i>A</i>	<i>R-1</i>	<i><u>R-1L</u></i>	<i>R-2, NC, and OSR</i>	<i>R-3</i>	<i>R-4</i>	<i>RMU</i>	<i>R-6</i>
<i>Minimum Lot Area</i>	10 acres	9,000 other*	<u>18,000 other*</u>	7,000-one 9,700-two other*	5,000	2,500	12 d.u. per acre	2,500
<i>Width At Setback</i>	150	75	<u>75</u>	50-one 66-two	-	-	-	-
<i>Front</i>	20	20	<u>20</u>	20	20	20	5	15
<i>Interior Side-b</i>	10	10	<u>10</u>	7	7	1/2 building height	1/4 building height-g	5
<i>Corner</i>	10	10	<u>10</u>	10	10	10	5	10
<i>Side-c and d</i>								
<i>Rear-b and d</i>	20	20	<u>20</u>	20	20	20	½ bldg. height	5
<i>Height</i>	25-e	25-e	<u>25-e</u>	25-e	25-e	25-e	40-f	25-e

NOTES TO TABLE:

- * Minimum lot area requirements for other uses and all other districts not listed above shall be determined by the city during site plan review. The Planning Director may, at his or her discretion, determine setbacks for accessory structures.
- a - Where adjacent structures have front yard setbacks different from those required, the minimum front yard setback shall be the average setback of the structures, but in no case shall the front yard setback be less than 10 feet.
- b - In the R-1 and R-1L Districts, an accessory structure (garage, shed, open deck, and the like) shall be no closer than 5 feet to the rear or adjacent interior side lot line.
- c - In the R-2 District, an accessory structure (garage, shed, open deck, and the like) shall be no closer than 5 feet to the rear or adjacent interior side lot line.
- d - Garages facing the street/alley R.O.W. shall be setback at least 20 feet.
- e - Buildings over 25 feet in height shall require 1/2 foot additional setback for each additional 1 foot of building height on the required minimum side yard.
- f - Except as allowed by § 155.25.
- g - The maximum setback required shall be 15 feet, but in no case less than 5 feet.

158.04- PROPERTY MAINTENANCE REQUIREMENTS

(B)

(2) In the Agricultural, and R-1, and, R-1L Zoned Residential Districts, it is unlawful to park or store more than a combined total of 5 vehicles outside of a structure on a lot. Of these 5 no more than 2 may be of the recreational vehicle/equipment category or the commercial vehicle/equipment category, combined.

ALL OTHER SECTIONS SHALL REMAIN UNCHANGED

ADOPTED by the Hastings City Council on this 4th day of September, 2007.



Paul J. Hicks, Mayor

ATTEST:



Melanie Mesko Lee, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 4th day of

September, 2007, as disclosed by the records of the City of Hastings on file and of record in the office.

A handwritten signature in cursive script, appearing to read "Melanie Mesko Lee", is written over a horizontal line.

Melanie Mesko Lee, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JJF)
101 4th St. East
Hastings, MN 55033