

Attachment A

CITY OF NORTH BRANCH

STATE OF MINNESOTA

COUNTY OF CHISAGO

ORDINANCE NO. 251-17

AN ORDINANCE AMENDING CITY CODE REGULATING 1 ACRE LOTS IN THE RURAL RESIDENTIAL ZONING DISTRICT, ADDING TERMS BUILDABLE LOTS, BUILDABLE ACREAGE, AMENDING THE ACCESSORY STRUCTURE SECTION OF ORDINANCE

THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA ORDAINS:

SECTION 1 AMENDMENTS

Sec. 66-8 – Definitions

Buildable Acre means 43,560 square feet of contiguous undisturbed land excluding surface waters, wetlands, flood plains, slopes greater than 18%, non-standard easements and where depth to mottled soil is at least 1 foot must be identified on each lot. Each lot must include 10,000 square feet of percolation tested soils that are suitable for type 1 SSTS. (standard septic system)

Buildable Area means Upland-Buildable Area: An area of land excluding slopes of greater than eighteen percent (18%), surface waters, wetlands or flood plains, drainage and or utility easements where the depth to mottled soils is at least one (1) foot.

Sec 14-73 – Definitions and acronyms

Buildable Acre means 43,560 square feet of contiguous undisturbed land excluding surface waters, wetlands, flood plains, slopes greater than 18%, non-standard easements and where depth to mottled soil is at least 1 foot must be identified on each lot. Each lot must include 10,000 square feet of percolation tested soils that are suitable for type 1 SSTS. (standard septic system)

Sec. 14-25. - Buildable area defined.

~~An area of contiguous land without soils or slope limitations containing at least 23,000 square feet with a surface elevation not less than three feet above highest known water (HKW) table, mottled soils or existing water table (whichever is the highest).~~

Buildable Acre means 43,560 square feet of contiguous undisturbed land excluding surface waters, wetlands, flood plains, slopes greater than 18%, non-standard easements and where depth to mottled soil is at least 1 foot must be identified on each lot. Each lot must include 10,000 square feet of percolation tested soils that are suitable for type 1 SSTS. (standard septic system)

Buildable area must be existing and no fill may be brought into a lot nor moved around to create or meet this minimum square footage. This is a minimum standard, and any lot must have sufficient area to place building(s), accessory buildings, parking, green area requirement, and unless there is hook up availability of wastewater treatment system, enough area for the design of two on-site septic systems.

Sec 66-43 – Building permits; required

e) ~~As built surveys are required for all newly constructed homes. As built surveys prepared by a registered surveyor shall be submitted and approved by the City’s Building Official before a Certificate of Occupancy is issued for the property. The survey shall meet or exceed all the of the items detailed within the City of North Branch Certificate of Survey Data Requirements.~~

Sec. 14-75 – General requirements.

(1) Effective Date

(c) All lots created after May 9, 2017 shall meet the requirement of buildbale acre and buildable area as written in 14-25 & 14-73.

Sec 14-86 – New construction or replacement general requirements

(6) Septic areas must be protected by a fence (snow fence or silt fence - no lath and ribbon) prior to construction. All disturbed areas from septic installation must have turf established as soon as possible after installation. The secondary septic area must be protected for the entire project.

Sec 66-898 – Accessory buildings, uses, and equipment.

(g) Size

(1) An accessory building ~~120~~ 200 square feet or less does not require a building permit ~~nor~~ but does ~~it~~ count as an accessory building in determining the quantity of accessory buildings allowed on the lot. Accessory buildings ~~120~~ 200 square feet or less does ~~not~~ count in the calculations in determining the aggregate square footage allowed on a lot. In accessory buildings greater than ~~120~~ 200 square feet, a building permit is required and shall meet the following regulations:

Proposed	Proposed	Proposed	Proposed	Proposed
Lot Size <u>net</u> buildable <u>area size</u>	Maximum Individual Building Size (square feet)	Aggregate Square Footage of All Accessory Buildings	Quantity of Detached Accessory Buildings	Maximum Height of Side Walls (feet)
Less than one-half acre <u>buildable</u>	750	750 square feet	1	10
One-half acre but less than one acre <u>buildable</u>	1,200	1,400 square feet	1 ≤ 200 sq ft 1 up to 1,200 sq ft	16
One acre	2,500	2,500	1 ≤ 200 sq	

or more but less than five acres buildable		square feet plus 250 square feet per acre	ft 1 up to 2,500 sq ft	16
Five acres or more but less than ten acres buildable	3,750	3,750 square feet plus 250 square feet per acre	4	16
Over ten acres buildable	4,500	4,500 square feet plus 250 square feet per acre	5	18

Section 66-452

(1) Lot area:

a) Within the Urban Service Area

- 1 acre lot of upland/buildable area with 9 or more acres within a lot that is restricted for future development with a PUD. The location of the 1 acre lot will be in a location that will minimize the impact on extending City services

b) Outside of the Urban Service Area:

A minimum of 1.0 acre of upland/buildable for property located outside the Urban Service Area

~~. A lot split or plat that creates a 1.0 acre lot shall include a sketch plan for the entire property showing how the property could be subdivided in the future.~~

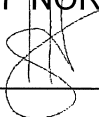
SECTION 2 EFFECTIVE DATE

This Ordinance shall take full effect and be in full force after its passage and publication according to law.

Passed and adopted this 9th day of May 2017.



CITY OF NORTH BRANCH

BY: 

Kirsten Hagen-Kennedy, Mayor

ATTEST: 

Renae Fry, City Administrator