

STATE OF MINNESOTA

COUNTY OF CHISAGO

CITY OF NORTH BRANCH

ORDINANCE NO. 275-18

AN ORDINANCE AMENDING CITY CODE SECTIONS 66-897 AND 66-898

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

SECTION 1 AMENDMENTS

Sections 66-897 and 66-898 are amended as follows:

Sec 66-897 General Requirements

- ~~1. *Reducing space.* No lot, yard or other open space shall be reduced in area or dimension so as to make such lot, yard or open space less than the minimum required by this chapter, and if the existing yard or other open space as existing is less than the minimum required it shall not be further reduced.~~
- ~~2. *1.Requirements.* The following shall not be considered as encroachments into the yard setback requirements:~~
 1. Architectural projections extending not more than three feet into the front , side, or rear yards and no more than two feet into the side yard setbacks, except those indicated in this section;
 2. Terraces, steps, stoops or similar features provided they do not extend above the height of the principal structure or to a distance less than two feet from any lot line;
 4. Along shorelands, piers, docks and boathouses;
 5. 4. Fences and screening devices in accordance with Article X of Chapter 66 section 66-970 et seq.
- ~~5. *Buildable lot.* A buildable lot must meet all of the following criteria:~~
 1. ~~Be a lot of record.~~
 2. ~~Meet the minimum lot size for the district in which it lies.~~
 3. ~~If an on-site system will be located on the lot, the buildable area shall be at least 20,000 square feet.~~

Sec 66-898 Accessory Buildings, Uses, And Equipment

~~4. *Setbacks.* Setbacks. All accessory buildings shall be setback a minimum of six feet from the rear or side lot line unless located within an industrial zoning district where the setback for accessory buildings shall be 20 feet from the rear and side lot lines. Accessory buildings with~~

side walls over 14 feet in height shall be setback a minimum of ten feet from the rear or side lot line. Accessory structures shall follow the requirements for corner side yard setbacks listed in the applicable zoning district.

All accessory buildings shall meet the following minimum setbacks:

<u>Zoning District</u>	<u>Front Yard</u>	<u>Rear Yard</u>	<u>Side Yard</u>	<u>Corner Yard</u>	<u>Sidewall Height > 14'</u>
<u>R1, R2, R3, R4</u>	<u>30</u>	<u>6</u>	<u>6</u>	<u>30</u>	<u>10</u>
<u>RR, AG1, AG2</u>	<u>40</u>	<u>10</u>	<u>10</u>	<u>40</u>	<u>10</u>
<u>Commercial</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
<u>Industrial</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>

8. Size

<u>Lot Size net buildable area size</u>	<u>Maximum Individual Building Size (square feet)</u>	<u>Aggregate Square Footage of All Accessory Buildings</u>	<u>Quantity of Detached Accessory Buildings</u>	<u>Maximum Height of Side Walls (feet)</u>
<u>Less than one-half acre buildable</u>	750	750 square feet	1 up to 750 sq ft 1 </ 200 sq ft	10
<u>One-half acre but less than one acre buildable</u>	1,200	1,400 square feet	1 </ 200 sq ft 1 up to 1,200 sq ft	16
<u>One acre or more but less than five acres buildable</u>	2,500	2,500 square feet plus 250 square feet per acre	1 </ 200 sq ft 1 up to 2,500 sq ft	16
<u>Five acres or more but less than ten acres buildable</u>	3,750	3,750 square feet plus 250 square feet per acre	4	16
<u>Over ten acres buildable</u>	4,500	4,500 square feet plus 250 square feet per acre	5	18

SECTION 2 EFFECTIVE DATE


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

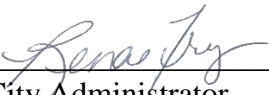
RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER: Robert Canada, Councilmember
SECONDER: Jim Swenson, Councilmember
AYES: Hagen-Kennedy, Blomquist, Canada, Neider, Swenson

Passed and adopted this 27th day of March 2018

CITY OF NORTH BRANCH



BY: 
Kirsten Hagen-Kennedy, Mayor

ATTEST: 
Renae Fry, City Administrator