

**TOWN OF NEW SCANDIA
ORDINANCE NO. 84**

**AN ORDINANCE AMENDING ORDINANCE NO. 74, THE DEVELOPMENT CODE OF
THE TOWN AND PERTAINING TO THE REGULATION OF ACCESSORY
BUILDINGS WITHIN THE TOWN**

The Town Board of New Scandia Township, Washington County, Minnesota hereby ordains that the Development Code of the Town consisting of its zoning and subdivision regulations is hereby amended as follows:

Section 1.

Section 9.2 (1) of Chapter Two is hereby amended as follows:

Accessory Structures

- (1) Required Permits. A building permit is required for all accessory structures except agricultural buildings as defined herein. A certificate of compliance is required for all agricultural buildings and agricultural accessory structures.
- (2) Performance Standards. The following standards apply in all districts:
 - (A) No accessory structure shall be constructed on a lot prior to construction of the principal structure unless the property is a rural farm containing forty (40) acres or more.
 - (B) No detached accessory structure, including storage sheds, shall be located closer to the road right-of-way than the principal building on a lot without a variance unless all of the following conditions are met:
 1. The accessory structure is at least 200 feet from the road right-of-way on lots of five (5) acres or more; and
 2. All setbacks are met.

Section 2.

Sections 9.4 (1) and (2) of Chapter Two are hereby amended as follows:

Exterior Storage

- (1) Exterior storage shall be regulated by the following standards.

- (2) Personal Property. Except as provided in Paragraph (3) below, in all agricultural and residential districts, all personal property shall be stored within a building or fully screened so as not to be visible from adjoining properties and public streets, except for the following: construction, landscaping and agricultural materials and equipment currently (within a period of six (6) months) being used on the premises; off-street parking of licensed passenger automobiles and pick-up trucks; and the parking of such other vehicles as may be permitted by Section 9.10.

No more than four passenger automobiles and pick-up trucks per lawful dwelling unit may be kept or stored outside of a building in the Semi-Rural "SR" District, the Single Family Estate "SFE" District, the Shoreland Overlay District, the St. Croix River District or in the Agricultural Preserves "AP" and Agricultural "AG" Districts on parcels of 10 acres or less in size.

No personal property, vehicles, campers, travel trailers, recreational vehicles, equipment, lumber or materials (except during the process of construction of a structure) shall be kept or maintained on any lot or property on which a permanent dwelling is not located.

Section 3.

Section 12.9 (3) of Chapter Two is hereby amended as follows:

(3) **Base Density**

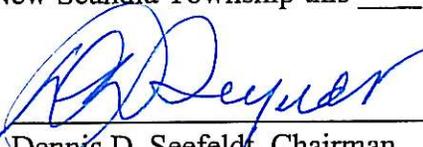
- (A) Based on the factors stated in Section 12.1 of this Chapter, the number of density units determined in (1) above may be increased in an amount not to exceed the following percentage for the zoning district in which the parcel is located:

1.	AG -----	100%
2.	SR -----	25%
3.	SFE -----	0%

Passed and adopted by the Town Board of New Scandia Township this ____ day of June, 2005.

ATTEST:


Dolores Peterson, Town Clerk


Dennis D. Seefeldt, Chairman