

NEW SCANDIA TOWNSHIP

ORDINANCE NO. 87

**AN ORDINANCE AMENDING CERTAIN SECTIONS OF ORDINANCE NO. 74
PERTAINING TO THE ZONING AND SUBDIVISION REGULATIONS
OF THE TOWN**

The Town Board of New Scandia Township, Washington County, Minnesota hereby ordains that:

Section 1. Section 5.2(2)(C) of Chapter Two of the Development Code of the Town is hereby amended as follows:

- (C) Community Residence (serving 1 to 6 persons).

Section 2. Section 9.2(2)(A) of Chapter Two of the Development Code of the Town is hereby amended as follows:

- (A) No accessory structure shall be constructed on a lot prior to construction of the principal structure on the lot.

Section 3. Section 9.2(3)(B) of Chapter Two of the Development Code of the Town is hereby amended as follows:

- (B) The permitted total square footage of all accessory structures is as follows:

<i>Lot Size</i>	<i>Total Square Footage</i>
Parcels less than 1 acres	720 sq. ft.
1 acre to 3.00 acres	1,000 sq. ft.
More than 3.00 acres to 5.00 acres	2,000 sq. ft.
More than 5.00 acres to 10.00 acres	2,500 sq. ft.
More than 10.00 acres to 20.00 acres	3,500 sq. ft.
More than 20.00 acres to 30.00 acres	4,500 sq. ft.
More than 30.00 acres to 40.00 acres	5,500 sq. ft.
More than 40.00 acres to 60.00 acres	6,000 sq. ft.
More than 60.00 acres to 80.00 acres	7,000 sq. ft.
More than 80 acres	8,000 sq. ft.
Agricultural buildings on parcels 80.00 acres or greater	Unlimited

Section 4. Section 9.12(2)(A) of Chapter Two of the Development Code of the Town is hereby repealed.

Section 5. The following language shall be placed in the left hand column adjacent to Section 9.11(4)(F) of Chapter Two of the Development Code of the Town:

Over-story trees shall be defined as “Acer” (Maple), “Celtis” (Hackberry), “Fraxinus” (Ash), “Gleditsia” (Honeylocust), “Betula” (Birch), “Ginkgo” (Ginkgo), “Gymnocladus” (Kentucky Coffee Tree), “Tilia” (Linden) and “Quercus” (Oak).

Section 6. Section 9.12(4)(L)1 of Chapter Two of the Development Code of the Town is hereby amended as follows:

1. Signs advertising the sale of agricultural produce grown on the advertiser’s property shall be permitted after issuance of a permit by the Town Clerk. No more than three signs advertising the same location are permitted. No more than 135 sign days (each day that one sign is utilized) shall be allowed in one year. All signs shall be installed on posts placed in the ground. No portable signs shall be permitted. No sign shall exceed ten (10) square feet in area.

Section 7. There is hereby added to Chapter Two of the Development Code of the Town, new Sections 9.12(4)(L) 3, 4 and 5 pertaining to temporary signs, as follows:

- (3) A temporary sign advertising a garage, lawn or similar sale occurring in residential and agricultural districts shall be permitted after issuance of a permit by the Town Clerk. Such sign shall not exceed four (4) square feet and shall be removed not later than four (4) days after it is erected.
- (4) A temporary off-site real estate open house directional sign advertising the sale of residential real property is allowed with the consent of the property owner on whose property the sign is placed. Such sign shall be promptly removed at the completion of the open house and no later than 6:00 p.m. on the same day.
- (5) Temporary off-site real estate directional signs are allowed, but shall be limited to two square feet and shall include the name and telephone number of the person or company responsible for the signs. Such signs shall be promptly removed upon the sale of the property. Temporary “Parade of Homes” signs shall be allowed only during those periods in each year when the “Parade of Homes” event is being conducted. Such signs shall be erected not earlier than the first day of such event and shall be removed on the final day of such event.

Section 8. Section 9.13(1) of Chapter Two of the Development Code of the Town is hereby amended as follows:

- (1) No building exterior shall be constructed of sheet steel, sheet iron, sheet aluminum, corrugated aluminum or plain, flat, unpainted concrete block (walls or roofs), except on parcels greater than five (5) acres. Accessory buildings on parcels less than 20.0 acres in size must provide a minimum one-foot overhang on all sides of the building with finished soffits, except when the building is accessory to a principal residential home constructed with no or minimal overhang in which case the overhang of the accessory building shall match the overhang of the residential building. All accessory buildings shall resemble, in style, materials, color, roofline, and siding type, the principal building on the lot, except the following building types may vary from this standard:
 - (A) Accessory buildings on parcels of more than twenty (20) acres in size and located in the "A" Agricultural and "AP" Agricultural Preserve zoning districts;
 - (B) Accessory buildings 120 sq. ft. or less in size;
 - (C) Greenhouses;
 - (D) Gazebos and decorative shelters;
 - (F) Historic buildings;
 - (G) Buildings, constructed as part of a Planned Unit Development, which are subject to an overall site plan prepared by a registered architect.

Section 9. Section 9.1(1) of Chapter Three of the Development Code of the Town is hereby amended as follows:

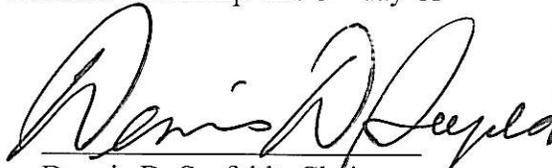
- (1) In all developments, the owner of a subdivision shall, as prerequisite to approval of a plat or minor subdivision, convey to the Township, or dedicate to the public use, 7 percent of such land for the public use as parks, playgrounds, trails or open space or shall pay, in lieu thereof, an \$1,500.00 per lot cash contribution to the Township, or a combination of land and cash dedication at the Township's discretion. The required dedication shall be made prior to the Township's release of the final plat for filing. Unimproved parcels of record existing prior to the adoption of this

Ordinance and on which no park fee has been paid shall pay a park fee of \$1500.00 per parcel prior to the issuance of a building permit for the construction of any structure on the parcel.

Passed and adopted by the Town Board of New Scandia Township this 3rd day of January, 2006.

ATTEST:


Dolores Peterson, Town Clerk


Dennis D. Seefeldt, Chairman