

**CITY OF SCANDIA
ORDINANCE NO. 182**

**AN ORDINANCE AMENDING
ORDINANCE NO. 122, THE SCANDIA DEVELOPMENT CODE,
CHAPTER 1, SECTION 4.2, DEFINITIONS; CHAPTER 2, SECTION 3.2, ACCESSORY
STRUCTURES; SECTION 3.3, ENVIRONMENTAL REGULATIONS SECTION 3.4,
EXTERIOR STORAGE; AND SECTION 3.10, PARKING**

The City Council of the City of Scandia, Washington County, Minnesota hereby ordains:

Section 1. Amendment. Ordinance No. 122, the City of Scandia Development Code (“Development Code”, or “Code”), Chapter 1, Section 4.2, Definitions, shall be amended to add the following:

(194) Motor Vehicle: Any self-propelled vehicle not operated exclusively on railroad tracks, and any vehicle propelled or drawn by a self-propelled vehicle, including but not limited to cars, trucks, buses, motorcycles, campers, recreational vehicles, and trailers.

(195) Motor Vehicle, Abandoned, Unlicensed, Inoperable, Discarded, or Junked: Any motor vehicle that is one or more of the following:

- (1) Without a current license;
- (2) Being held or used for the purpose of resale of used parts therefrom or for the purpose of reclaiming the use of some of the materials therein for the purpose of disposing of the same;
- (3) Wrecked, discarded or dismantled;
- (4) Incapable of movement under its own power;
- (5) Left unattended for more than 48 hours on the property of another, if left without the permission of the property owner.

(249) Recreational Vehicle, Large (LRV): Recreational vehicles that are operable and licensed (if required) including but not limited to: travel trailers, chassis-mounted campers, motor homes, tent trailers, slide-in campers, airplanes, converted buses, snowmobiles and trailers, boats/watercraft and trailers, ice fish houses and trailers, all-terrain vehicles, and utility trailers. (Hugo definition)

Yard Definitions in Scandia Development Code: (see sketch)

(357) Yard, Front: The yard across the full width of the lot extending from the front line of the principal building to the front lot line, except for buildings on Recreational or Natural Environment lakes where the front yard faces the water.

(359) Yard, Rear: The yard across the full width of the lot extending from the rear line of the principal building to the rear lot line.

(361) Yard, Side: The yard between the principal building and the adjacent side of the lot, extending from the front line of the principal building to the rear line of the principal building.

Section 2. Amendment. Ordinance No. 122, the City of Scandia Development Code (“Development Code,” or “Code”) Chapter Two, Section 3.2, Accessory Structures, shall be amended to read as follows:

- (2) All Accessory Structures. The following standards apply to all accessory structures.

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

(B) No detached accessory structure, including storage sheds shall be located closer to the road right-of-way in relation to the front lot line than the principal building on a lot unless the following conditions are met:

1. The parcel is located on a lakeshore. Accessory structures on lakeshore parcels may be located between the roadway right-of-way and principal building and shall meet setback requirements; or
2. The accessory structure is located on a lot of five (5) acres or more and is placed at least 200 feet from the road right-of-way; or
3. The accessory structure is located on a parcel that is less than five (5) acres in size, is necessary to meet the Exterior Storage requirements of this Chapter, and the physical conditions on the parcel (including but not limited to steep slopes, locations of wetlands, location of the principal structure) prevent the location of the storage structure within the side or rear yard; and

Permit required. The property owner shall submit a plan for the proposed structure and obtain an administrative permit authorizing the location of the structure in the front yard. The Zoning Administrator may require screening with if needed to protect views from adjacent properties or public roadways.

4. In situations 1-3 above, all setbacks and impervious cover requirements are met.

(3) Residential and Agricultural Accessory Structures. The following additional standards apply to all residential and agricultural accessory structures:

(A) Accessory structures may not include a dwelling unit unless it meets the standards of Section 4.2 Accessory Dwelling Units of this Development Code. Accessory structures or portions of structures that meet the standards of Section 4.2 may be rented or leased. Other accessory structures shall not be rented, leased, or sold separately from sale of the primary single-family dwelling on the lot.

(B) Accessory structure height is limited to the permitted building height in each zoning district.

(C) The permitted total square footage and number of all accessory structures is as follows:

<i>Lot Size</i>	<i>Residential Accessory Structures (non-agricultural) *</i>		<i>Agricultural and Rural Buildings</i>	
	<i>Number of Structures**</i>	<i>Total Square Footage</i>	<i>Number of Structures</i>	<i>Total Square Footage</i>
Parcels less than 1 acre	1	720 sq. ft.	None	None
1 acre to 3.00 acres	1	1,000 sq. ft.		
More than 3.00 acres and less than 5.00 acres	2	2,500 sq. ft.		
5.00 acres to 10.00 acres	2	3,000 sq. ft.	1 rural use building*** (3 total)	4,000 sq. ft. including non-agricultural buildings
More than 10.00 acres to 20.00 acres	2	3,500 sq. ft.	2 agricultural buildings (4 total)	6,000 sq. ft. including non-agricultural buildings.
More than 20.00 acres to 30.00 acres	2	4,500 sq. ft.	No limit provided structures are agricultural buildings.	No limit provided structures are agricultural buildings
More than 30.00 acres to 40.00 acres	2	5,500 sq. ft.		
More than 40.00 acres to 60.00 acres	2	6,000 sq. ft.		
More than 60.00 acres to 80.00 acres	2	7,000 sq. ft.		
More than 80.00 acres	2	8,000 sq. ft.		

* If the property has no attached garage, one detached garage up to 24’x 36’ in size is permitted in addition to the number of accessory structures listed in Section (C) above. This exception is intended to permit a garage only, and the square footage of the garage may not be added to the number or square footage of accessory structures that permitted on the property by the table above. The total area of structures including the garage shall meet the lot coverage requirements. The property owner must demonstrate that there is adequate space available on the parcel for a primary and secondary septic system that meet Washington County SSTS ordinance requirements outside the area proposed for the garage.

** One single story shed of 120 square feet or less is permitted in addition to the number of accessory structures listed in Section (C), above. Ice fishing houses stored on parcels of land during non-winter months shall be deemed to be the permitted shed.

*** One rural accessory structure to shelter domestic farm animals or to provide storage for rural/farm uses is permitted on lots between 5.0 and 10.00 acres.

Section 3. Amendment. Ordinance No. 122, the City of Scandia Development Code (“Development Code,” or “Code”) Chapter Two, Section 3.3, Environmental Regulations shall be amended to read as follows:

(4) Nuisances

(E) Abandoned, Inoperable, Unlicensed, Discarded or Junked Motor Vehicles

1. Passenger vehicles and trucks in an abandoned, inoperable, unlicensed, discarded or junked state shall not be parked in any districts, except in a location authorized as a vehicle reduction yard or enclosed building, for a period exceeding seven consecutive days.
2. Any other unlicensed motor vehicle, capable of being operated, shall not remain on any property for more than 30 days if such motor vehicle has been unlicensed in both the current and previous year. This requirement does not include a motor vehicle used on the property that does not require a license.
3. With respect to any motor vehicle not required to be licensed or not usually used on the public highways, the fact that such motor vehicle has remained unused for more than six (6) months and is not in condition to be removed under its own power shall be presumptive evidence that such motor vehicle is an abandoned, junked, or inoperative vehicle.

Section 4. Amendment. Ordinance No. 122, the City of Scandia Development Code (“Development Code,” or “Code”) Chapter Two, Section 3.4, Exterior Storage, shall be amended to be titled Exterior Storage and Off-Street Parking for Residential and Agricultural uses and read as follows:

- (1) Residential and Agricultural Uses. All materials, machinery, vehicles, and equipment 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:
 - (A) Construction, landscaping and agricultural materials and equipment currently (within a period of 6 months) being used on the premises
 - (B) Off-street parking of licensed passenger automobiles and pick-up trucks; and the parking of such other motor vehicles as may be permitted by Section 3.10 of this Chapter.
 - (C) Recreation Equipment (non-vehicular) and Recreation Facilities may be stored outside.
 - (D) Storage of not more than 1 or 2 Large Recreational Vehicles (LRV) or Recreation Camping Vehicles (RCV) as permitted in this Chapter.
 - (E) Recreation Camping Vehicles shall not, while parked or stored, be used as a human dwelling place, living abode or living quarters, except that such a vehicle owned by a non-resident guest or visitor may be parked or occupied by said guest or visitor on property on which a permanent dwelling is located, for a period not to exceed 30 days per year while visiting the resident of said property. The recreation camping vehicle or trailer shall have self-contained sanitary facilities.
- (2) Non-Residential and Non-Agricultural Uses. Exterior storage of useable personal property accessory to an allowed commercial, industrial or other non-residential or non-

agricultural use may be allowed by Conditional Use Permit. All such exterior storage in commercial/industrial areas shall be screened as provided by Section 3.12 (5) of this Chapter, with the following exceptions:

- (A) Merchandise being displayed for sale;
 - (B) Materials and equipment currently being used for construction on the premises;
and
 - (C) Merchandise located on service station pump islands
- (3) Storage of Large Recreational Vehicles (LRV) or Recreation Camping Vehicles (RCV). Storage of large recreational vehicle or recreation camping vehicles is permitted on residential and agricultural parcels as follows:
- (A) Lakeshore parcels
 - 1. Boats, boat docks, and boat lifts may be stored outside on the lake side of lakeshore parcels between September 15 and May 30, and are not included in the total number of LRV or RCV permitted on those parcels in items B and C below.
 - (B) Parcels one-half acre (0.5 acre) or less in area
 - 1. One LRV or RCV may be stored outside on the parcel.
 - 2. The vehicle shall be stored entirely on the owner's property and shall be stored at least five (5) feet from the side lot lines, and at least ten (10) feet from the rear lot line.
 - 3. If the physical conditions on the parcel (including but not limited to steep slopes, locations of wetlands, location of the principal structure) prevent the location of the LRV or RCV within the side or rear yard, the property owner may obtain an administrative permit authorizing the location of the vehicle in the front yard.
 - (C) Parcels larger than one-half acre (0.5 acres) in area:
 - 1. Up to two LRVs or RCVs may be stored on the parcel
 - 2. The vehicles shall be stored entirely on the owner's property:
 - a. Within the side or rear yard, at least five (5) feet from the side lot lines, and at least ten (10) feet from the rear lot line or
 - b. Within the front yard if the vehicle(s) are at least two hundred (200) feet from the road right-of-way.

- (D) In addition to the requirements above, the exterior storage of large recreational vehicles is permitted, provided that:
1. Corner lots. In the case of a corner lot, LRV or RCV may be stored on the side of an attached or detached garage adjacent to the public road right-of-way, but shall be located at least twenty (20) feet from the public right-of-way and shall be screened from view by a fence, existing vegetation, or plantings that are a minimum six (6) feet in height.
 2. Drainage and utility easements. LRV or RCV shall not be parked within a drainage or utility easement.
 3. Parking of licensed LRV and RCV is prohibited on all public roadways except while being loaded or unloaded for a period not to exceed twenty-four (24) hours.

(4) Off-Street Parking for Residential and Agricultural Uses

- (A) Off street parking facilities accessory to residential and agricultural uses shall be utilized solely for the parking of passenger automobiles and trucks with a maximum gross vehicle weight rating (GVWR) 12,000 pounds or less than 30 feet in length. No more than 4 such vehicles or 1.5 vehicles per licensed driver, whichever is greater, per lawful dwelling unit shall be parked or stored outside of a building on parcels of 10 acres or less except visitors and guests by permission of the property resident. Larger trucks, contracting or excavating equipment and storage trailers shall not be parked, stored or otherwise located on any lot, with the following exceptions:
1. Trucks, tractors and other vehicles and equipment directly associated with an agricultural use of the property; or
 2. When loading, unloading, rendering service or being used in conjunction with a temporary service including, but not limited to, a construction or remodeling project benefiting the premises.
- (B) Licensed vehicles parked or stored outside on residential or agricultural property shall be parked as follows:
1. Vehicles shall be parked on a paved driveway or other impervious surface that is a designated driveway or parking area. Visitors and guests may park on a boulevard or open yard space with the permission of the owner of the property for up to 72 hours.
- (C) Vacant Lots. No personal property, vehicles, recreation equipment, large recreational vehicles, recreational camping vehicles, 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 structure is not located, unless the vacant lot and adjoining lot with the primary structure are under common ownership.
- (D) Shipping Containers. No more than one shipping container, intermodal shipping container or freight container may be stored in a side or rear yard in all zoning

districts, provided that any such side yard storage shall not be adjacent to a street and all setbacks are met. The container may be located on the property for a period not to exceed six (6) months per year, while storage is required for remodeling or other activities relating to the property.

Section 5. Amendment. Ordinance No. 122, the City of Scandia Development Code (“Development Code,” or “Code”) Chapter Two, Section 3.10, Parking, shall be amended to read as follows:

- (1) General Provisions.
 - (A) Existing off street parking spaces and loading spaces upon the effective date of this Chapter shall not be reduced in number unless said number exceeds the requirements set forth herein for a similar use.
 - (B) The placement, design, screening, buffering and landscaping of parking areas shall be reviewed for compatibility with the Scandia Architectural Design Guidelines and as required by Section 3.12 of this Chapter.
 - (C) Parking as required by the Americans with Disabilities Act (ADA) for the disabled shall be provided.
 - (D) Required off street parking space in any district shall not be utilized for open storage of goods or for the storage of vehicles that are abandoned, inoperable, unlicensed, discarded, junked, for sale or for rent.
 - (E) No motor vehicle repair work of any kind shall be permitted in conjunction with exposed off-street parking facilities, except for minor repairs of vehicles owned by the occupant or resident of the principal use for which the parking space is intended. No exterior storage of car parts is allowed at any time.
 - (F) Landscaping and screening requirements of Section 3.12 of this Chapter shall be met.
- (2) Surfacing and Drainage. Off street parking areas shall be improved with a durable and dustless surface. Such areas shall be so graded and drained as to dispose of all surface water accumulation within the parking area. Durable and dustless surface may include crushed rock and similar treatment for parking accessory to residential structures up to and including 4 units; all other uses shall utilize asphalt, concrete or a reasonable substitute surface as approved by the City Engineer. Pervious or permeable pavements or pavers may be used if approved by the City Engineer. All surfacing shall be completed prior to occupancy of the structure unless other arrangements have been made with the City.
- (3) Location. All accessory off street parking facilities required herein shall be located as follows:
 - (A) Residential Uses
 1. Spaces accessory to one and two family dwellings shall be on the same lot as the principal use served, or may be located on an adjacent parcel if the

lot with the primary use and the adjacent parcel are under common ownership.

2. Spaces accessory to multiple family dwellings shall be on the same lot as the principal use served and within 200 feet of the main entrance to the principal building served.

Section 2. Effective Date. This ordinance shall be in full force and effect upon its adoption and publication according to law.

Passed and adopted by the City Council of the City of Scandia this 17th day of January, 2017.

Christine Maefsky, Mayor

ATTEST:

Neil Soltis, Administrator/Clerk