

**CITY OF SCANDIA
ORDINANCE NO.: 131**

**AN ORDINANCE AMENDING
ORDINANCE NO. 122, THE SCANDIA DEVELOPMENT CODE,
CHAPTER 2, SECTION 3.2 REGARDING ACCESSORY STRUCTURES**

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 Two, Section 3.2, Accessory Structures, shall be amended to read as follows:

3.2 Accessory Structures

- (1) Required Permits. A building permit is required for all accessory structures except the following: 1) agricultural buildings as defined herein and 2) non-agricultural accessory structures that are 120 square feet or smaller. An administrative permit is required for all agricultural buildings and agricultural accessory structures.
- (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 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.
- (3) Residential and Agricultural Accessory Structures. The following additional standards apply to all residential and agricultural accessory structures:
 - (A) All accessory structures, except agricultural buildings such as barns or silos on parcels of 20 acres or larger in size, shall be limited to one story in height except as otherwise allowed by a Conditional Use Permit in accordance with this Code.

- (B) 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 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	2,000 sq. ft.		
5.00 acres to 10.00 acres	2	2,500 sq. ft.		
More than 10.00 acres to 20.00 acres	2	3,500 sq. ft.	1 agricultural building (3 total)	5,000 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.		

- (C) One single story shed of 120 square feet or less is permitted in addition to the number of accessory structures listed in Section (B), above. Ice fishing houses stored on parcels of land during summer months shall be deemed to be the permitted shed.
- (D) All detached accessory structures are to be used for personal use or agricultural use only. No commercial use or commercial-related storage is allowed in these structures.
- (E) No land shall be subdivided so as to have a larger structure and/or exceed the total number of structures as permitted by this Development Code.
- (F) Domestic Farm Animals. Accessory structures used to shelter domestic farm animals shall meet the following requirements:

1. All domestic farm animal structures, feedlots and manure storage sites shall be setback as follows:

Natural/ Man-Made Features	Horizontal Setbacks
(a) Any property line	100 feet
(b) Any existing well or residential structure on the same parcel	50 feet
(c) Any seasonal or year-round wetland, lake or stream	200 feet

2. Said structure, feedlot or manure storage shall not be placed on slopes which exceed 13%.

- (G) For the purpose of determining the size, number and location of agricultural buildings on farms 40.00 acres or greater, the lot shall include all contiguous tax parcels farmed as a unit as evidenced by common ownership within a family or other entity comprised of some or all of the family members, or a combination thereof.
- (4) Commercial and Industrial Accessory Structures. The following additional standards shall apply to commercial and industrial accessory structures:
 - (A) One accessory structure is allowed on a parcel provided it is used for storage related to the principal use of the property. No separate business is allowed in the accessory structure.
 - (B) The accessory structure shall be placed to the rear of the principal building and conform with applicable setback requirements and lot coverage standards.
 - (C) No accessory building shall exceed 35 feet in height.

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 19th day of June, 2012.

Randall Simonson, Mayor

ATTEST:

Anne Hurlburt, Administrator/Clerk