

CITY OF MEDINA
ORDINANCE NO. ###

**AN ORDINANCE AMENDING THE SIDE YARD SETBACK
REQUIREMENT OF THE RURAL RESIDENTIAL 1 ZONING DISTRICT;
AMENDING CHAPTER 8 OF THE CITY CODE**

The City Council of the City of Medina ordains as follows:

SECTION I. Section 826.26 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

RURAL RESIDENTIAL 1 ZONING DISTRICT (RR 1)

Section 826.26. Rural Residential 1 (RR 1).

Subd. 1. The purpose of the RR 1 district is to provide a district which is similar to the RR - Rural Residential district but which allows differences in development standards in recognition of the proximity of the district to areas which are densely developed or zoned for dense development and to major transportation corridors.

Subd. 2. All development standards applicable to the RR district contained in sections 826.17 through Section 826.25, inclusive, shall apply to the RR 1 district, except ~~for as modified by~~ the provisions ~~contained described~~ in section 826.~~2526~~, subd. 3 below.

Subd. 3. The following provisions shall apply to the RR 1 district:

(a) The minimum Side Yard Setback shall be 20 feet, except for structures or buildings used to house, exercise, or accommodate animals as described in clause (b) below.

~~(a)~~(b) Structures or buildings used to house, exercise or accommodate animals in the RR 1 district shall be subject to the following:

~~(a)~~(i) All structures shall be set back at least 75 feet from all property lines and at least 150 feet from any street or right-of-way;

~~(i)~~(b) No structure shall exceed 1,000 square feet of gross floor area;

~~(e)~~(iii) All structures shall be of a design which is compatible with the principal structure;

~~(d)~~(iv) No structure shall be erected prior to construction of a principal building;

~~(e)~~(v) No structure shall be used to house any type of livestock except horses;

~~(f)~~(vi) No structure shall be used to house more than two horses, except that a third horse

which is the foal of one of said two horses may be kept on the premises for a period not to exceed six months during any 12 month period; and

(~~gvii~~) The owners of structures or buildings used to house, exercise or accommodate animals approved pursuant to this section shall comply with the requirements of section 330 of the city code regarding removal of manure.

(~~h~~) (~~viii~~) Notwithstanding the foregoing, a structure or building to house chickens (“chicken coop”) may be erected within 75 feet of any lot line, but may not be erected within 50 feet of any lot line, provided the following standards are met:

(~~i~~) (1) No person shall keep a rooster or crowing hen unless the chicken coop is located 150 feet or more from lot lines.

(~~ii~~) (2) No person shall keep more than eight chickens unless the chicken coop is located 150 feet or more from lot lines.

(~~iii~~) (3) Chicken coops and/or runs shall be kept clean and in good repair so as to not constitute a nuisance.

(~~iv~~) (4) A chicken coop located less than 150 feet from a lot line shall not exceed 200 square feet in area.

(~~v~~) (5) Permit required. No chicken coop of any size may be erected less than 150 feet from a lot line until the owner has received a chicken coop permit.

Subd. 4. No RR 1 district shall be created unless it shall be in compliance with all of the following:

- (a) minimum of 100 contiguous acres;
- (b) minimum of 30 lots;
- (c) located wholly or partially within 2,640 feet of an area containing at least 50 lots which do not meet current city standards for lot size or dimensions;
- (d) located wholly or partially within 2,640 feet of an area zoned UR Urban Residential or MR Multi Family Residential; and
- (e) located wholly or partially within 2,640 feet of a principal or intermediate arterial roadway, as designated in the city's comprehensive plan.

Subd. 5. Structures or buildings used to house, exercise or accommodate animals which exceed 1,000 square feet of gross floor area or are used to house more than two horses may be constructed on any lot so long as they are located at least 150 feet from any property line.

SECTION II. This ordinance shall become effective upon its adoption and publication.

Adopted by the Medina city council this _____ day of _____, 2019.

Kathleen Martin, Mayor

Attest:

Jodi M. Gallup, City Clerk

Published in the Crow River News on the _____ day of _____, 2019.