

CITY OF MEDINA
ORDINANCE NO. ###
AN ORDINANCE AMENDING REGULATIONS PERTAINING TO
ACCESSORY STRUCTURES; AMENDING CHAPTER 8 OF THE CITY CODE

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

SECTION I. Section 825.19 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:

ACCESSORY STRUCTURES

Section 825.19. Accessory Buildings.

Subd. 1. No accessory building or structure shall be constructed on any residential lot prior to the time of construction of the principal building to which it is accessory.

Subd. 2. No accessory building shall exceed 30 feet in height, with the exception of buildings where agricultural use or farming is at the discretion of the City the primary use of the property. Building projections or features, such as chimneys, cupolas, and similar decorations that do not exceed 35 feet in height are permitted in residential districts. Accessory building height shall be measured as set forth in section 825.07, subdivision 12 of the city code.

Subd. 3. In residential districts, accessory buildings shall not be attached to, or erected, altered, or moved within 10 feet of the principal building. Accessory buildings in residential districts shall be governed by the following regulations:

| <u>Lot Size</u> | <u>Bldg. Size*</u> | <u>No. Permitted</u> |
|--------------------------------------|---------------------------|-----------------------------|
| 10,000 sq. ft. or less | 1,000 sq. ft. | one |
| 10,001 sq. ft. to 20,000 sq. ft. | 1,200 sq. ft. | one |
| 20,001 sq. ft. to 43,560 sq. ft. | 1,500 sq. ft. | one |
| more than one and up to three acres | 2,000 sq. ft. | one |
| more than three and up to five acres | 4,000 sq. ft. | two |
| more than 5 acres | 5,000 sq. ft. | two |

* Building size shall be calculated by determining the footprint of the building.

Subd. 4. On residential properties more than five acres in area, the city council may grant a conditional use permit to allow accessory buildings which exceed an aggregate of 5,000 square feet in size or two in number. Conditional use permits shall be reviewed in accordance with the requirements of sections 825.39, et seq. of the city code and shall be subject to the additional accessory building standards set forth in section 826.98, subdivision 2 (o) of the city code.

Subd. 5. One additional accessory building that has a footprint of 200 square feet or less and a height less than 12 feet, such as a shed, chicken coop, or similar type of building, is permitted. The footprint of this type of accessory building shall not count towards the maximum accessory building size allowance for the property as required above. In residential and agricultural districts, a detached accessory building of 200 square feet or less and a height of less than 12 feet may be located within five feet of the rear or side lot line, with the exception of animal structures and chicken coops, which shall abide by the specific setback requirements in respective district. All detached accessory buildings larger than 200 square feet or a height greater than 12 feet must meet the setbacks required for principal buildings in the district.

Subd. 6 In commercial and industrial districts, all accessory buildings shall meet the same front, side, and rear yard setback requirements as the principal building.

Subd. 7. The exterior materials and design features of accessory buildings in commercial or industrial districts must be compatible with the materials and features of the principal building.

Subd. 8. All accessory buildings in residential and agricultural districts shall be designed to be architecturally compatible with other buildings on the property. Accessory buildings should be designed to reflect the rural design and character of the city. The visual impact of the accessory building upon neighboring properties shall be minimized by the building's design and siting and by providing screening or additional landscaping, which shall be approved by the zoning administrator.

Subd. 9. The following residential improvements shall be excluded from the maximum allowed building sizes noted under Subd. 3 of this section:

- (a) unenclosed playhouses;
- (b) gazebos up to 120 sq. ft. in size and a maximum 12 feet in overall height;
- (c) outdoor swimming pools;
- (d) detached decks up to 120 sq. ft. in size;
- (e) patios;
- (f) tennis courts; and
- (g) loafing sheds used exclusively for horses and which are up to 300 square feet in size and meet setbacks for structures used to house, exercise or accommodate animals for the zoning district in which they are located.

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

Adopted by the Medina city council this th day of , 2020.

Kathleen Martin, Mayor

Attest:

Jodi M. Gallup, City Clerk

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