

ORDINANCE NO. 2017-03

LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 2 OF THE ZONING ORDINANCE SECTION 4.08(H) REGARDING THE ARCHITECTURAL REQUIREMENTS OF ACCESSORY BUILDINGS IN THE RR-A AND RR-II ZONING DISTRICTS.

THE LENT TOWNSHIP BOARD OF SUPERVISORS ORDAINS:

Section 1. AMENDMENT. Chapter 2, Section 4.08(H) of Lent Township Zoning Ordinance is hereby amended with the following the ~~stricken~~ through text to be removed and underlined words to be added to section 4.08(H)

4.08 Accessory Structures and Uses

H. The architectural design and appearance of all accessory buildings, and structures shall comply with the following standards:

1. When located in front of the principal structure the following standards shall apply:

a. For parcels zoned Rural Residential – Agricultural (RR-A), Rural Residential I (RR-I), Urban Growth (UG), or for properties which are greater than five (5.0) acres in size and zoned Rural Residential II (RR-II) the accessory building shall meet the following standards: if the property is located within the (RR-A) zoning district and the proposed accessory structure is located in front of the principal structure the following standards shall apply:

- i. The exterior appearance and color of the accessory building shall have boxed eaves and match the architecture of the principal dwelling unit located on the lot.
- ii. The accessory structure elevation shall not exceed that of the principal structure.

2. When located behind the principal structure the following standards shall apply:

a. For properties zoned Rural Residential – Agricultural (RR-A), or for properties which are greater than five (5.0) acres in size and zoned Rural Residential II (RR-II) the accessory building shall meet the following standards:

- i. The exterior appearance and color of the accessory building shall match the general architecture of the principal dwelling unit located on the lot.
- ii. The accessory structure elevation shall not exceed that of the principal structure.

b. For properties zoned Urban Growth (UG), Rural Residential I (RR-I), or for properties which are less than five (5.0) acres in size and zoned Rural Residential II (RR-II) the accessory building shall meet the following standards:

- i. The exterior appearance and color of the accessory building shall have boxed eaves and match the architecture of the principal dwelling unit located on the lot.
- ii. The accessory structure elevation shall not exceed that of the principal structure.


~~If the property is zoned RR-I, RR-II, or UG, the exterior appearance and color of all accessory buildings shall match as close as possible the exterior material, appearance and color of the dwelling unit on the lot. Boxed eaves and rakes on accessory buildings shall be required when they occur on the dwelling unit. Brick, stucco, and stone principal structures shall justify exceptions.~~

Section 2. SEVERABILITY. Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid in any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part hereof, other than the part held to be invalid.

Section 3. FINDINGS. Findings for Amending the Lent Township Zoning Code by Amending Section 4.08(H). In amending the Township of Lent Township Code relating to the architectural requirements of accessory buildings in Lent Township, the Town Board of Lent Township finds that the amendment does not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area, is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land, is in the opinion of the Township to be reasonably related to the overall needs of the Township, is consistent with the intent and purposes of the zoning ordinance, and will not cause traffic hazards or congestions.

Section 4. EFFECTIVE DATE. This Ordinance shall take effect and be in force upon its adoption by the Board of Supervisors.

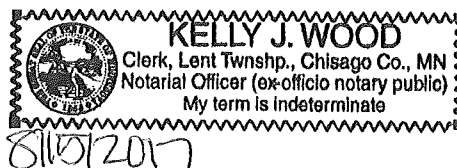
Attest

By: 

Rick Keller, Chairman

By: 

Kelly Wood, Town Clerk



Passed by the Lent Town Board this 15th day of 8, 2017.

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and from the 23rd day of August, 2017