

ORDINANCE NO. 2021-06

LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 2 SECTION 4.15 DRIVEWAYS AND ACCESS APRONS OF THE LENT TOWNSHIP LAND USE REGULATIONS.

THE LENT TOWNSHIP BOARD OF SUPERVISORS ORDAINS:

Section 1. AMENDMENT. Chapter 2, Section 4.15 of Lent Township Official Zoning Ordinance is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 4.15 with regards to driveways and access aprons within the Lent Township.

B. Every driveway shall be connected to a public road right-of-way by an apron which meets the following requirements:

1. Each lot of record is permitted at least one driveway, regardless of the width of lot frontage, to access a property from any public road right-of-way. The driveway accessing a residential structure shall be setback a minimum of ~~five (5)~~ ten (10) feet from any property line, except that property line which is crossed to gain access. Any lot with more than one driveway must meet the following requirements in section (4.15.B.2).

2. The ratio for driveways on an individual lot accessing a Township road shall not exceed one (1) driveway for every ~~three hundred and thirty (330)~~ one hundred and sixty-five (165) feet of frontage. The lot frontage shall be calculated per roadway, and lots with frontage on two intersecting roadways (corner-lot) may not be combined to meet the minimum frontage requirements. The number of driveways accessing a county or state road shall be required to meet the most current regulations of the agency which has jurisdiction over the roadway. A second driveway will only be considered to access a detached accessory building.

a. On Township roads, a maximum of one extra driveway that would exceed the ratio of one (1) driveway per every ~~three hundred and thirty (330)~~ one hundred and sixty-five (165) feet of frontage will be permitted on a lot affronting a township road for the sole purpose of providing access to a detached accessory building.

b. The extra driveway will require an approved driveway permit which will be reviewed by Township Staff for the creation of possible hazardous conditions created by the propped extra access.

c. The extra driveway must be set back a minimum of twenty (20) feet from an existing driveway as well as any property line, except that property line which is crossed to gain access.

d. The driveway, including the driveway apron, will be required to meet Township design standards.

3. Where a lot fronts on two roadways the driveway access shall be on the lower jurisdictional roadway.

~~3.~~ 4. On corner lots, driveways shall be setback a minimum of fifty (50) feet from the lot-lines where the two roadways intersect. Vegetation and other visual screening shall be subject to the requirements in section 4.06B(1).

4. ~~5.~~ Shared driveways shall be permitted with an executed shared driveway agreement between the lot owners. The shared driveway shall meet the standards defined in section (4.15.B.1). Any additional driveways proposed per lot shall be required to meet the standards defined in (4.15.B2).

~~5.~~ 6. The driveway apron shall extend from the right-of-way line to the edge of the public road surface, and shall be not less than eighteen (18) feet nor more than twenty-four (24) feet in width, with a side slope not steeper than four (4) feet horizontal to one (1) foot vertical.

a. Starting at four (4) feet from the roadway, driveways shall be sloped at least two (2) inches lower than the edge of roadway.

b. If the existing roadway is paved, a two (2) foot minimum paved bump-out will be required.

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 Ordinance by amending Chapter 2, Section 4.15. In amending the Lent Township Zoning Ordinance relating to Driveways and Access Aprons, the Town Board of Lent Township finds that the amendments do 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.

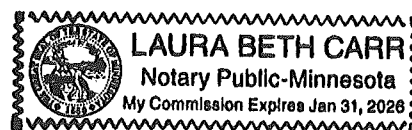
Attest

By: _____

Rick Keller, Chairman

By: _____

Kelly Wood, Town Clerk



Passed by the Lent Town Board this 20th day of July, 2021.

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