

CITY OF NORTH ST. PAUL

ORDINANCE NO. 760

**AN ORDINANCE AMENDING THE
NORTH SAINT PAUL CITY CODE OF ORDINANCES
TITLE XV, LAND USAGE,
CHAPTER 154, ZONING REGULATIONS**

THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA ORDAINS:

SECTION 1. Section 154.003 Definitions is amended as follows:

~~Storage Shed — A structure non-permanent in nature further defined as a structure which can be dismantled quickly with a minimum amount of effort without the use of machinery.~~

~~Building or Structure, Accessory — A subordinate structure or building located on the same lot with and of nature incidental to the principle structure or building. (see FIGURE 5)~~

Building or Structure, Accessory – A structure detached from a principal structure, incidental and subordinate to the principal structure or use, including but not limited to garages and storage sheds. (see FIGURE 5)

SECTION 2. Section 154.010 General Regulations (D) Supplemental Regulations (1) Accessory Buildings and Structures is amended as follows:

Section 154.010 (D) Supplemental Regulations

Proposed Supplemental Regulations:

1. Accessory Buildings and Structures.
 - (a) Size. The total square feet of an accessory building shall not exceed ten percent (10%) of the lot area, and in no case shall it exceed (1,000) square feet of gross floor area. The sum of all square footage for attached garages and detached garages shall not equal or exceed the finished livable floor area of the footprint (ground floor) of the principal structure to which it is an accessory.
 - (b) Height. Accessory buildings shall not exceed the height of the principal building. In no case, shall an accessory building exceed fifteen (15) feet in height or in the case of an accessory dwelling unit, then twenty (20) feet shall be the maximum height allowed.

- (c) Location. A detached garage or other accessory buildings shall be located in the side or rear yard.
- (d) Setbacks. Detached garages or other accessory buildings, including storage sheds, shall be setback a minimum of three (3) feet from side and rear property lines or up to an easement line, but not on it, whichever is greater; and six (6) feet from the principal structure. An accessory building shall be considered as part of a principal building if it is located less than six (6) feet from the principal building and must meet the setbacks of the principal building. ~~Vehicles parked in a driveway or other area are not allowed to extend into or encroach upon the alley or street right-of-way. An attached garage is considered part of the principal structure and must meet setback requirements for principal structures.~~
- (e) Corner Lot. A detached garage or other accessory buildings shall not be located closer than twenty (20) feet to the side lot line adjacent to the street.
- (f) Number of Structures. No more than ~~one (1)~~ two (2) accessory buildings shall be constructed on a lot, ~~except that one (1) additional storage shed may be allowed. The second accessory building shall not exceed 200 sf. On lots with a detached garage, two additional accessory buildings are permitted, neither of which exceed 200 sf. subject to the district's lot coverage requirements~~
- (g) Time of Construction. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- (h) Design. The design shall be consistent with the primary building; exterior materials shall be a product that is similar, but not limited to identical product, in terms of appearance, color, and durability.
- (i) Multi-Family Uses. Common walls for accessory buildings may be required where common walls will eliminate unsightly and hazardous areas.
- (j) Storage Shed. ~~The total square feet of a storage shed shall contain a total of two hundred (200) square feet or less. The height shall be limited to twelve (12) feet at the peak of a peaked highest point of the roof or eight (8) ~~nine (9)~~ feet to the top of a flat roof. Windows will be allowed only on one wall.~~

SECTION 3. This ordinance shall take full effect and be in force from and after its adoption. The City Clerk is hereby directed to publish this ordinance as required by law.

ADOPTED this 20th day of December, 2016.

Motion by Councilmember Sonnek
Second by Councilmember Furlong

Voting: Aye: Councilmember Furlong
 Councilmember Petersen
 Councilmember Sonnek
 Councilmember Walczak
 Mayor Kuehn
 Nay: None
 Abstain: None
 Absent: None

/s/ Michael R. Kuehn, Mayor

Attest:

/s/ Debra Gustafson, Acting City Manager

Publish Review: December 28