

CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA

ORDINANCE #15-10

AN ORDINANCE AMENDING CITY CODE CHAPTER 11

Section 1. The City Council of Lexington does hereby ordain as following changes to Chapter 11 Lexington City Code:

Deletions from the Code to support Accessory Buildings.

~~UUUU. "Garage, Private" – A detached accessory building or portion of the principal building, including a carport, which is intended to be used primarily for storing passenger vehicle.~~

~~XXX. "Gazebo" – An open pavilion, built as a freestanding structure and not intended for habitation.~~

Remove all references to "Storage Shed." Storage Shed is not defined anywhere in the Code.

SECTION 11.10. GENERAL PROVISIONS

Subd. 4. Accessory Buildings, Structures, Uses.

- A. No accessory building or use shall be constructed or use developed on a lot prior to obtaining a building permit for the principal building or use to which it is accessory.
- B. A detached accessory building shall not be located in any required front yard.
- C. All accessory buildings and uses shall comply with the regulations of the zoning district in which they are located.
- D. Accessory buildings shall be located behind the building setback line as herein regulated, subject to the building code, and fire zone regulations.
- E. Unless otherwise herein specified, no accessory building shall exceed the height of the principal building.
- F. No **accessory building used as a** private garage used or intended for the storage of passenger automobiles shall exceed the square footage of the main floor of the principal structure.
- G. ~~A detached accessory building, except **used as a** garages **or intended for the storage of passenger automobiles**, shall occupy not more than thirty (30) percent of the area of the main floor of the principal structure.~~
- H. All accessory buildings in residential districts shall be constructed with materials and to a design which conforms to neighborhood architecture.

- I. All accessory buildings in residential districts shall have a setback of ten (10) feet from the principal structure without fire wall construction and three (3) feet from the principal structure with fire wall construction.
- J. **Accessory buildings shall include, but are not limited to garages, carports, storage sheds, gazebos, or structures less than 200 square feet.**
- K. **Each lot is limited to no more than one structure less than 200 square feet per 10,000 square feet of property.**

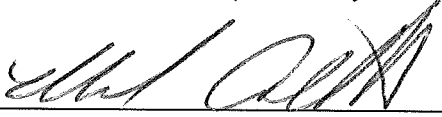
SECTION 11.20. ADMINISTRATION

SUBD. 8 Zoning Permit

- A. **Purpose.** *The purpose of a Zoning Permit is to provide such a review is to ensure the improvement meets standard zoning requirements such as setbacks, hard surface coverage, structure height, etc. The Zoning Permit is a tool to help property owners insure that improvements they make to their property, particularly those improvements that are permanent or that would be difficult or expensive to move after the fact are installed according to City Code in the first place. Examples of the types of improvements include, but are not limited to, fences, patios, sport and tennis courts, driveway replacement/expansion and sidewalks, one-story detached accessory structures used as tool or storage, play houses/structures and similar uses, not to exceed 200 square feet in building area (multi-story structures or those larger than 200 square feet require a building permit), retaining walls less than 4 feet in height (retaining walls 4 feet and taller require a building permit).*
- B. **A Zoning Permit is required for the construction of a physical improvement that does not require a building permit and may be subject to inspection or review.**
- C. **The City shall establish zoning permit fees sufficient to recover the costs of enforcing this section.**

Section 2. Effective Date. This ordinance shall be effective immediately upon its passage and publication of the attached summary according to law.

PASSED AND DULY ADOPTED this 6th day of August, 2015 by the City Council of the City of Lexington.



Mayor

Attest:



City Clerk