

ORDINANCE NO: 615
AN ORDINANCE AMENDING CHAPTER 151: ZONING, OF THE PARK RAPIDS
CITY CODE

The City Council of the City of Park Rapids does ordain that (new material is underlined; deleted material is ~~lined out~~; sections which are not proposed to be amended are omitted; and sections which are only proposed to be re-numbered are only set forth below as to their number and title):

SECTION 1. Park Rapids Code, Chapter 151.115: Accessory Uses and Structures, is deleted in its entirety and hereby amended as follows:

§ 151.115 ACCESSORY USES AND STRUCTURES.

- (A) All accessory structures shall comply with the following standards:
- (1) No building permit for an accessory structure shall be issued prior to issuance of a building permit for the principal building to which it is accessory, except one accessory structure with a footprint not exceeding one-hundred-twenty (120) square feet and not on a permanent foundation may be permitted and constructed prior to the permitting of the principal building.
 - (2) All accessory buildings attached to the principal building on a lot, shall be made structurally a part thereof and shall comply in all respects with the requirements of this chapter applicable to the principal building.
 - (3) No accessory structure incidental to a dwelling shall exceed 3,000 square feet, without a conditional use permit.
 - (4) Accessory structures attached to a dwelling shall have a minimum roof pitch of 6/12, except as allowed by a conditional use permit.
 - (5) No additions shall be allowed to nonconforming accessory structures.
- (B) Accessory structures and uses in residential districts shall comply with the following standards, in addition to those in (A):
- (1) Private garages on residential properties are intended for the storage of private passenger vehicles of the family resident upon the premises; in which no business, service, or industry is carried on. An exception is made for home occupations that meet the requirements of § 151.146.
 - (2) All detached accessory buildings shall be located in the side or rear yards.
 - (3) The maximum footprint of a detached accessory structure shall be based on the following lot to accessory building footprint ratio: for every ten (10) square feet of lot, one (1) square foot of accessory building footprint is allowed.
 - (4) The maximum footprint of an accessory structure attached to a dwelling shall not exceed seventy-five (75) percent of the combined footprint of the accessory structure and dwelling (decks, porches, and other non-enclosed spaces shall not count towards the calculation of combined footprint), except as allowed by a conditional use permit.
 - (5) If the footprint of an accessory structure attached to a dwelling exceeds sixty (60) percent of the combined footprint of the accessory structure and dwelling (decks, porches, and other non-enclosed spaces shall not count towards the calculation of combined footprint) the following additional standards shall

apply to the entire combined structure, except as allowed by a conditional use permit:

- a. Each wall of the combined structure must contain at least one egress window for every fifteen (15) full feet of the wall's length.
 - b. The combined structure must use consistent architectural features such as, but not limited to, wainscoting, board and batten for portions of the wall, two-tone color schemes, residential design garage doors or other similar features throughout that ensure visual cohesiveness with the residential character of the area.
 - c. Roof eaves must extend at least eighteen (18) inches beyond the two longest walls of the building and twelve (12) inches beyond other walls.
- (C) Accessory structures and uses in business and industrial districts shall comply with the following standards:
- (1) Accessory structures and uses may occupy any of the ground areas which the principal building is permitted to occupy, except as provided herein.
 - (2) Buildings for parking attendants, gate houses, transformer buildings, and other similarly used accessory structures may be located anywhere in the front or side yard in Districts I-1 and B-1 with no setback requirement except that they shall not be located within the sight triangle at road intersections.
 - (3) Parking of automobiles and other motor vehicles is permitted in the front and side yards in Districts I-1 and B-1 provided a greenbelt of eight (8) feet in width and the entire length of the area used for parking (except for where driveway approaches are located) is installed.

SECTION 2. Park Rapids Code, Chapter 151.147: Standards for Single-Family Dwellings, is hereby amended as follows:

§ 151.147 STANDARDS FOR SINGLE-FAMILY DWELLINGS.

The following standards apply to all single-family dwelling units, unless specifically exempted.

(A) All single-family dwellings shall have a minimum floor area of 800 square feet on the main level. Attached garages, decks, porches, and other non-habitable spaces shall not count towards the 800 square foot minimum.

(B) All single-family dwelling units, except mobile homes in mobile home parks, shall be attached to a permanent foundation with frost protection as per state building code.

(C) All single-family dwelling units, except mobile homes in mobile home parks, shall have a minimum width of 20 feet and meet ~~current~~ all applicable ordinances, laws, and building codes.

SECTION 3. This Ordinance shall take effect upon its passage and publication.

Passed by the City Council of the City of Park Rapids, Minnesota, this 14th day of June 2022.

(SEAL)

Mayor Ryan Leckner

Attest:

Beret Ramstad Skoyles
City Clerk

First Reading: The 24th day of May 2022.
Second Reading: The 14th day of June 2022.
Published: The 22nd day of June 2022.