

ORDINANCE NO. 312 3rd SERIES

AN ORDINANCE OF THE CITY OF EAST GRAND FORKS, MINNESOTA, AMENDING CITY CODE TITLE XV ENTITLED "LAND USAGE" BY AMENDING CHAPTER 152 ENTITLED "ZONING CODE" "GENERAL PERFORMANCE STANDARDS" BY ADDING SECTION 152.293 (G) "BUILDING PERFORMANCE STANDARDS"; AND BY ADOPTING BY REFERENCE CITY CODE TITLE I, CHAPTER 10 AND SECTION 10.99 WHICH, AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS.

THE CITY OF EAST GRAND FORKS ORDAINS:

Section 1. That Chapter 152 entitled "Zoning Code shall have the following changes:

152.293 (G). Residential Accessory buildings: Residential Accessory Structures are subject to the following:

1. In case an accessory building is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects the requirement of this ordinance applicable to the main building.

2. A detached accessory building shall not be located in any required front or side yard.

3. No accessory building shall exceed the height of the principal building.

4. Properties under ten thousand (<10,000) square feet in area are allowed up to one thousand (1,000) square feet of accessory building area. Properties having lot areas between ten thousand (10,000) square feet and twenty thousand (20,000) are allowed up to one thousand five hundred (1500) square feet in accessory building area. Properties over twenty thousand (>20,000) square feet in area are allowed up to three thousand (3,000) square feet of accessory building area. The accessory building area includes all garages, sheds or other buildings on the property. The above mentioned maximum allowable areas govern only when other more restrictive regulations are met (impervious coverage, setbacks, etc.)

Section 2. City Code Title I, Chapter 10 entitled "General Provisions" applicable to entire city code including penalty for violation and Section 10.99 entitled "General Penalty" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 3. This ordinance shall take effect and be in force from and after its passage and publication and be given the Number 312, 3rd Series.

Voting Aye: Buckalew, Tweten, Gregoire, Leigh, Pokrzywinski, and Grassel.

Voting Nay: DeMers.

Absent: None.

The President declared the Ordinance passed.

Passed: September 21, 2010

Attest:

City Administrator/Clerk-Treasurer

President of Council

I hereby approve the foregoing ordinance this 21st of September, 2010.

Mayor