

ORDINANCE NO. 1049

AN ORDINANCE AMENDING NORTHFIELD CITY CODE, CHAPTER 34 – LAND DEVELOPMENT CODE

THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT (new material is underlined; deleted material is lined out; sections which are not proposed to be amended are omitted; sections which are only proposed to be re-numbered are only set forth below as to their number and title):

SECTION 1. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning District and Use Regulations, Section 2.10.2 – General Provisions, is hereby amended, as follows:

(G) (3) Maximum Number and Building ~~Area Ratio~~ Coverage.

(a) Up to three accessory structures may be permitted on a single lot, but only one of those detached structures may be a garage. For the purposes of this subsection, accessory structures shall only include detached garages, sheds, accessory dwelling units, swimming pools, hot tubs, spas, and courts for tennis or other recreational sports.

(b) Detached garages are included in the building ~~area ratio~~ coverage requirements in Table 3.2-1.

(H) An accessory structure in non-residential districts that is detached from the principal building will comply with the following standards, unless otherwise stated in this section and the use-specific standards of Section 2.10.4, Standards for Specific Accessory Uses and Structures:

(1) **Setbacks.** One half of the required setback for the principal building, but in no instance less than ten feet except for properties zoned C1.

(2) **Height limits.** The maximum height shall be 20 feet.

(3) **Maximum size.** The maximum size shall be no greater than 50 percent of the building area of the principal building.

~~(4) **Building area ratio.** The building area of non-residential accessory structures shall be limited by the building area ratio as applicable in the zoning district.~~

SECTION 2. Northfield Code, Chapter 34 – Land Development Code, Article 3. – Site Development, Section 3.2 – Site Development Standards, Subsection 3.2.2 – Residential Site Development Standards, Clause (B) – Principal Building Placement, that the Building Area Ratio portion of Table 3.2-1: Residential District Site Development Standards, is hereby amended, as follows:

Table 3.2-1: Residential District Site Development Standards					
	R1	R2	R3	R4	N1 [5]
<u>Building Area Ratio Coverage</u>					

Building Area Ratio Coverage	30% 50%	Not Applicable	Not Applicable	Not Applicable	30% 50%
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SECTION 3. Northfield Code, Chapter 34 – Land Development Code, Article 3. – Site Development, Section 3.2 – Site Development Standards, Subsection 3.2.2 – Residential Site Development Standards, Clause (B) – Principal Building Placement, that the Building Area Ratio portion of Table 3.2-2: Site Development Standards for N2 District [1], is hereby amended, as follows:

Table 3.2-2: Site Development Standards for N2 District [1]								
	1, 2 or 3 Residential Units	Four to Eight Residential Units	9 or More Residential Units	Rowhouse	Live-Work	Live-Work Rowhouse	Neighborhood-Serving Commercial	Civic Uses [2]
Building Area Ratio Coverage								
Building Area Ratio Coverage	30% 50%	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

SECTION 4. Northfield Code, Chapter 34 – Land Development Code, Article 9. – Definitions, Section 9.2 – Definitions, be amended to insert in the existing list of definitions the following new definitions in alphabetical order and amend the selected existing definitions, as follows:

~~Building Area Ratio Coverage~~. The area of a lot covered by the footprint of a principal building, detached garage, and covered porches, expressed as a percentage of the total lot area.

SECTION 4. This Ordinance shall take effect thirty days after its publication.

Passed by the City Council of the City of Northfield, Minnesota, this 17th day of January _____ 2023.

ATTEST:

Lynette R. Peterson
City Clerk

Rhonda Pownell
Mayor

First Reading	01/03/2023
Second Reading	01/17/2023
Date of Publication	01/25/2023
Date Ordinance takes effect	02/25/2023

VOTE: Y POWNELL Y HOLMES Y NESS Absent PETERSON WHITE
 Y REISTER Y SOKUP Y ZUCCOLOTTO