

**CITY OF ST. FRANCIS  
ST. FRANCIS MN  
ANOKA COUNTY**

**ORDINANCE 247, SECOND SERIES**

**AN ORDINANCE AMENDING THE ST. FRANCIS ZONING ORDINANCE 10-18-06  
REGARDING “ASSESSORY BUILDINGS, STRUCTURES AND USES – AREA,  
NUMBER AND HEIGHT LIMITATIONS”**

THE CITY OF ST. FRANCIS ORDAINS:

Section 1. Code Amended. That Section 10-18-06 of the Zoning Ordinance shall hereby be amended to read as follows:

10-18-6. - Area, number and height limitations.

Accessory structures shall comply with the following area, number and height limitations:

A. *Rural Service Area:*

1. Attached accessory structures shall not exceed eight hundred forty (840) square feet in size, except that the maximum square footage can be increased to one thousand (1,000) square feet, provided that the accessory structure size does not exceed eighty (80) percent of the foundation footprint of the principal structure.

Detached accessory structures shall be limited as follows:

LOT SIZE	ACCESSORY STRUCTURE LIMITS	
a. Less than 1 acre	Total detached square footage	600
	Maximum number of detached buildings	1
	NO POLE BUILDINGS ALLOWED	
b. 1 acre but less than 2 ½ acres	Maximum sidewall height	10 feet
	Total detached square footage	1,200
	Maximum number of detached buildings	1

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	POLE BUILDINGS ALLOWED ▲	
	Maximum sidewall height ▲	12 feet
c. 2 ½ but less than 5 acres	Total detached square footage	1,500
	Maximum number of detached buildings ▲	2
	POLE BUILDINGS ALLOWED ▲	
	Maximum sidewall height ▲	14 feet
d. 5 acres but less than 10 acres	Total detached square footage	4,000
	Maximum number of detached buildings ▲	2
	POLE BUILDINGS ALLOWED ▲	
	Maximum sidewall height ▲	16 feet
e. 10 acres and larger	Total detached square footage	5,000
	Maximum number of detached buildings ▲	2
	POLE BUILDINGS ALLOWED ▲	
	Maximum sidewall height ▲	18 feet

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**B. Urban Service Area:**

- Attached and detached private residential garages shall not exceed eight hundred forty (840) square feet in size, except that the minimum square footage can be increased to one thousand (1,000) square feet, provided that the accessory structure does not exceed eighty (80) percent of the foundation foot print of the principal structure.

All new and relocated residential homes shall be constructed with an accessory structure or garage meeting the minimum standards required in Section 10-19-9. For one and two family dwelling units, said accessory

structure shall have a minimum floor area of at least four hundred forty (440) square feet.

3. Residential properties within the Urban Service Area may have one detached accessory structure in addition to a private residential garage. ~~Structure shall not to exceed two hundred and fifty (200250) square feet in size. in addition to private residential garage.~~ On properties that have no less than one half acre of buildable land, the detached accessory structure, may be up to five hundred (500) square feet in size. Buildable land is space excluding drainage and utility easements, wetlands, floodplain, Scenic River, Shoreland or buff land, septic and drainfield, and shared easements. This second detached accessory building shall not exceed sixteen (16) feet in height.
4. Residential properties with detached accessory structures that subsequently construct an attached accessory structure, shall deduct the square footage of the detached structure from the allowable square footage, ~~less two hundred (200) square feet.~~
5. Unless otherwise permitted, all detached accessory buildings shall not exceed twenty (20) feet in height or the height of the principal structure, whichever is less.

C. General Standards and Conditions. All Districts:

1. MLPUD/PUD Districts in rural areas, 1,200 -square feet or as otherwise identified in the Development Agreement.
2. Temporary, hoop, carport, tarpaulin -or similar types of non-permanent structures are not permitted.
3. Semi-trailers, truck boxes, rail boxes, box cars, and similar are prohibited.
4. Moving storage containers, ~~Portable on demand storage (PODS) units or similar type units~~ may be allowed with city approval for up to 30 days within an 18 month period.
5. No structures shall be located within a drainage, utility or any other publicly owned easement.
6. Proposed accessory building(s) which meet the definition of the term "agricultural building" in MN Stat. 326B.103, Sub.3 may be exempt from the requirement to obtain a building permit but are subject to all standards to this section with exception of size restrictions and total square footage restrictions. A site plan must be submitted and approved from the City prior to commencing construction on any accessory which qualifies as an agricultural building.

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**Commented [DRS1]:** Do we want to insert a cross reference of applicable standards for ease of determining them if we get this type of building?

7. Lean-to's attached to an existing structure shall be included in the allowable square footage of the building and square footage restrictions on lot sizes.

Commented [DRS2]: Do we have a definition of "lean to"

Section 2. Effective Date. This Ordinance shall take effect 30 days after its publication.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS  
THIS 18<sup>TH</sup> DAY OF MARCH, 2019

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APPROVED:

ATTEST:

\_\_\_\_\_  
Steven D. Feldman  
Mayor of St. Francis

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Barbara I. Held  
City Clerk

(seal)