

RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Ordinance No. 01-2015

AN ORDINANCE AMENDING THE
RAVENNA TOWNSHIP ZONING ORDINANCE

The Board of Supervisors of the Town of Ravenna ordains:

Article I. Definition. Section 40 of the Ravenna Township Zoning Ordinance is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

**Accessory Use
or Structure**

A use or structure, or portion of a structure subordinate to that which is not intended for habitation, and serves the principal use structure on the same lot. The footprint of an accessory structure, including the area under any attached lean-to or similar structure containing a roof, shall be used to measure its total square footage.

**Agricultural
Structure**

All non-residential structures or buildings specifically designed and utilized for agricultural purposes which are incidental to the farming operation. Such structures shall include, but are not limited to, pole barns, milk houses, grain storage structures, storage structures for agricultural equipment, animal shelters and irrigation systems. For the purposes of administering this Ordinance, warehouses and dwellings shall not be considered agricultural structures. The footprint of an agricultural structure, including the area under any attached lean-to or similar structure containing a roof, shall be used to measure its total square footage.

Building Permit

A permit issued by the Building Inspector pursuant to the State Building Code, as adopted by this Ordinance, to authorize certain construction activities. Issuance of a building permit may require or include an inspection of plans and specifications, as well as site visits by the Building Inspector. The purpose of a building permit is to ensure that structures and certain systems within them comply with the Building Code. A zoning permit may be required under this Ordinance in addition to a building permit.

Garage

A structure, whether attached or detached to the residential dwelling on a property, designed, used, or intended to be used for the storage or sheltering of motorized or non-motorized vehicles, boat, or equipment, and which contains more than 120 square feet of floor space. This term shall be interpreted and applied broadly to any structure that may be used as a garage, as that term is

commonly understood. A garage is considered an accessory structure. The footprint of a garage, including the area under any attached lean-to or similar structure containing a roof, shall be used to measure its total square footage.

Temporary Structure

A structure that is readily movable, does not have a foundation or footings, and is intended for temporary or seasonal use. The term includes tents, portable carports, portable storage containers, portable greenhouses, and similar structures. The footprint of the structure, including the area under any lean-to or similar structure containing a roof, shall be used to measure the total square footage of the structure.

Zoning Permit

A permit issued by the Building Inspector to build or rebuild a building or structure when a building permit is not required under the Building Code. The purpose of a zoning permit is to help ensure the proposed project complies with the requirements of this Ordinance. The Building Inspector may add conditions to a zoning permit and compliance with all such conditions is required. A zoning permit is not a building permit for the purposes of the Building Code.

Article II. Meetings. Section 050.2.8 of the Ravenna Township Zoning Ordinance is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

050.2.8

Meetings

The Planning Commission shall hold regular meetings as needed. The Chair or Vice-Chair, together with the consent of at least one other Planning Commission member and with permission of the Town Board, may call special meetings as needed to conduct the Planning Commission's business. The Planning Commission shall provide a public record of its proceedings which shall include the minutes of its meetings, its findings and the action taken on each matter heard by it, including the final order. Members of the Planning Commission shall be in attendance at a minimum of 75% of regular meetings. Any member who attends fewer than 75% of the regular meetings may be removed by the Town Board.

Article III. Permit Expiration. Section 050 of the Ravenna Township Zoning Ordinance is hereby amended by adding a new Section 050.9 as follows:

050.9

Permit Expiration

1. Unless a different expiration date is expressly established in law or in this Ordinance, every permit issued for a use pursuant to this Ordinance shall expire and be rendered null and void if the use authorized by the permit is not substantially started within 12 months from its date of issuance. A substantial

start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. Upon written request, the Town Board may grant one written extension for up to one year for the substantial start of a use.

2. Unless a different expiration date is expressly set out in the Township's approval or in an applicable development agreement, an approval issued for any form of subdivision identified in this Ordinance shall expire within 12 months of the Town Board's final approval if all documents required to complete the subdivision are not completed and recorded in the office of the County Recorder or Registrar of Titles. Upon written request, the Town Board may grant one written extension for up to one year to complete the preparation and recording of all required documents.

A permit issued for the construction, alteration, or expansion of a structure shall expire and become invalid if the work authorized by the permit is not commenced within 180 days from the date of issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work commenced. Upon written request, the Building Inspector may grant, in writing, one or more extensions of time, for periods not to exceed 180 days each.

Article IV. Garages. Section 202.3 of the Ravenna Township Zoning Ordinance is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

202.3

Accessory Structures

Accessory structures may be permitted when they are constructed as an accessory to a new or existing dwelling. ~~A detached garage is~~ Garages containing more than 120 square feet of floor space, and fabric covered hoop buildings, portable storage structures, carports, and similar structures containing more than 120 square feet of covered space, are considered an accessory structures for the purposes of this Section. No accessory structure containing more than 120 square feet of floor space shall be constructed unless a building permit is first obtained from the Township. No fabric covered hoop building, portable storage structure, carports, or similar structure containing more than 120 square feet of covered space shall be erected or placed unless a zoning permit is first obtained from the Township. Structures shall be properly maintained and repaired as determined by the Zoning Administrator. Any structure that has visible tears, is partially collapsed, or is otherwise in a dilapidated state must be immediately repaired or removed from the property. The number of allowed accessory structures and their height and square footage may not exceed the maximums shown below in Table 202. However, one ~~detached~~ garage with up to ~~720~~ 820 square feet and up to ~~10~~ 14 foot sidewalls is allowed without consideration of the limit on the number and total square footage of allowed accessory structures ~~if the dwelling on the property does not have an attached garage.~~ Any square footage of a ~~detached~~ garage that exceeds ~~720~~ 820 square feet shall be included in the calculation of the total square footage for allowed accessory structures on the property. No existing accessory structure shall be expanded in any way that results in the lot exceeding

the maximum square footage, or the sidewall height limitations, set out in Table 202. Lot sizes are rounded down to the next full acre for the purposes of applying the restrictions in Table 202. For example, a lot containing 2.8 acres would be considered to have a lot size of 2 acres for the purposes of Table 202. Additional square footage is allowed for partial acreage in the amount of 30 square feet per each additional 1/10 of an acre. For example, a lot containing 7.8 acres is allowed a total square footage of 3,540 square feet for accessory structures. The total square footage restriction is the combined total maximum square footage of accessory structures allowed on a property. The footprint of an accessory structure, including the area under any attached lean-to or similar structure containing a roof, shall be used to measure its total square footage.

Article V. Accessory Structure Sizing. Table 202 in Section 202.3 of the Ravenna Township Zoning Ordinance is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

**Table 202
Accessory Structure Sizing**

Lot Size	Maximum #	Total SF & Max Height
Less than 1 acre	1 <u>2</u>	500 <u>1,200</u> sq. ft. with 10 <u>12</u> foot side wall.
1 acre	1 <u>2</u>	900 <u>1,500</u> sq. ft with 10 <u>14</u> feet side wall.
2 acres	2 <u>3</u>	1,200 <u>1,800</u> sq. ft with 10 <u>14</u> feet side wall.
3 acres	2 <u>3</u>	1,500 <u>2,100</u> sq. ft with 12 <u>14</u> feet side wall.
4 acres	2 <u>3</u>	1,800 <u>2,400</u> sq. ft with 12 <u>14</u> feet side wall.
5 acres	3 <u>4</u>	2,100 <u>2,700</u> sq. ft with 12 <u>14</u> feet side wall.
6 acres	3 <u>4</u>	2,400 <u>3,000</u> sq. ft with 12 <u>14</u> feet side wall.
7 acres	3 <u>4</u>	2,700 <u>3,300</u> sq. ft with 12 <u>14</u> feet side wall.
8 acres	3 <u>4</u>	3,000 <u>3,600</u> sq. ft with 12 <u>14</u> feet side wall.
9 acres	4 <u>5</u>	3,300 <u>3,900</u> sq. ft with 12 <u>14</u> feet side wall.
10 acres	4 <u>5</u>	3,600 <u>4,200</u> sq. ft with 12 <u>14</u> feet side wall.

Owners of tracts of land 11 acres or greater can construct accessory structures of a size not to exceed ~~3,600~~4,200 square feet plus an additional 300 square feet for every complete acre of land owned over 10 acres. The maximum number of accessory structures allowed shall increase by 1 for every 10 acres over 10 acres. ~~For example, the owner of a parcel containing 21.5 acres could build up to 5 accessory structures with a combined total size of 6,900 square feet.~~

Article VI. Sidewall Height. Section 202.3 of the Ravenna Township Zoning Ordinance is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

All accessory structures ~~constructed on parcels of 3 acres or more~~ cannot have sidewalls that exceed ~~12~~14 feet, except that an agricultural structure on parcels containing 40 acres or more may exceed the ~~12~~14-foot side wall height limitation with prior approval of the Town Board upon a showing that a higher side wall

height is needed in order to reasonably accommodate the intended use of the structure for agricultural purposes.

Article VII. Temporary Structures. Section 202 of the Ravenna Township Zoning Ordinance is hereby amended by adding a new Section 202.9 as follows:

202.9 Temporary Structures

The placement, erection, and maintenance of temporary structures containing 120 square feet or less within the Township are subject to the following requirements and limitations:

1. Any structure exceeding 120 square feet shall not be considered a temporary structure for the purposes of this Ordinance and shall instead be regulated as an accessory structure and shall require a building permit or a zoning permit depending on the type of structure being erected. Such structures shall be included in the calculation of total square footage allowed for accessory structures in Table 202 of Section 202.3 and shall not be allowed if the additional square footage would cause the lot to exceed the maximum square footage indicated in Table 202.
2. The placement of a temporary structure shall comply with the minimum setback requirements of the district in which it is located.
3. Temporary structures shall be properly maintained and repaired as determined by the Zoning Administrator. Any temporary structure that has visible tears, is partially collapsed, or is otherwise in a dilapidated state must be immediately repaired or removed from the property.
4. Temporary structures existing on a property as of the effective date of this Section shall be brought into full conformance with the requirements of this Section by no later than July 1, 2016.

Article VIII. Driveway Setbacks. Item 2 of Section 206.3 of the Ravenna Township Zoning Ordinance is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

2. All portions of driveways for residential use shall be located at least 20 feet from a side property line, except the portion of driveways permitted as approaches and located within a Township right-of-way shall be located at least 50 feet from a side property line.

Article IX. Waivers. Section 206.3 of the Ravenna Township Zoning Ordinance is hereby amended by adding a new item 11 as follows:

11. An applicant for a driveway permit may request the Town Board grant a waiver of one or more of the standards or requirements of this Section. No waiver will be

granted unless the applicant can demonstrate, to the satisfaction of the Town Board, that there are extenuating circumstances necessitating the deviation and that granting the waiver will facilitate the safe and efficient use of the property and will not interfere with the construction, maintenance, and safe use of the road and its appurtenances. A waiver must be in writing and approved by the Town Board at a meeting.

Article X. Township Roads. Items 1 and 2 of Section 206.4 of the Ravenna Township Zoning Ordinance is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows and renumber the remaining items accordingly:

206.4 Township Roads

- ~~1. All newly constructed local Township roads shall be paved and constructed to a 7 ton capacity (typical cross section includes 8" of 100% crushed limestone and 2 lifts of 2" of asphalt) with a minimum 22 foot wide bituminous paved surface.~~
2. 1. All newly constructed ~~collector~~ Township roads shall be paved and constructed to a 9 ton capacity (typical cross 75 section includes 10" of 100% crushed limestone and 2 lifts of 2 1/2" of asphalt) with a minimum 24 foot wide bituminous paved surface.

Article XI. Sewage Treatment Standards. Section 207 of the Ravenna Township Zoning Ordinance is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

Installations, alterations, repairs and maintenance shall be performed in accordance with Minnesota Rules, Chapters 7080 & 7082, and such other law as may apply.

...

Dakota County Ordinance #113 is hereby adopted by reference, ~~and~~ is incorporated herein, and shall apply throughout the Township.

Article XII. Communication Towers. Section 500 of the Ravenna Township Zoning Ordinance is hereby amended by adding a new Section 501 and renumbering the remaining sections accordingly.

501 Project Review Meeting.

Anyone proposing to erect a new tower, or extend the height of an existing tower by more than 10%, shall notify the Township of the proposed project in writing and shall attend a Town Board meeting prior to the start of construction to review the proposed project with the Town Board and to confirm the project's compliance with the requirements of this Section. The Township may provide notice of the project review meeting to area property owners to help ensure they are aware of the project and to give them an opportunity to ask questions regarding the project.

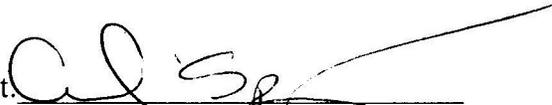
Article XIII. Incorporation of Amendments. The Town Clerk-Treasurer is hereby authorized and directed to incorporate these amendments into the text of the Ravenna Township Zoning Ordinance and the Fee Schedule, renumber sections as needed, post it as the official current version of the ordinances on the Town's website, and to complete the required Ordinance formalities.

Article XIV. Effective Date. This ordinance shall be effective upon the first day of publication after adoption.

Adopted on the 13th day of August, 2015.

BY THE TOWN BOARD


Mike Waxon, Chairperson

Attest. 
Caroline Spurgeon, Clerk-Treasurer

