THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, September 8, 2021
5:30 p.m., City Hall

1. Call Meeting to Order

2. Roll Call –
   - **Orlin Grack, Chairman** O
   - **Jerry Gasow** O
   - **Steve Boerner** O
   - **William Schulte** O
   - **Alice Strobel, Secretary** O
   - **Chad Muchow, Council Member** O
   - **Lynn Grochow, Council Member** O

3. Approve Agenda

4. Open Forum - Comments from Citizens (5-minute time limit)

5. Approve Minutes of July 21, 2021 meeting

6. Public Hearings
   A. Variance: Sibley County Foodshare – 111 Industrial Ave. S
   B. Ordinance Amending Zoning Code to allow Licensed Day Care Facilities

7. Old Business

8. New Business
   A. Variance: Sibley County Foodshare – 111 Industrial Ave. S
   B. Ordinance Amending Zoning Code to allow Licensed Day Care Facilities
   C. Discuss Publishing Notices for Public Hearings
   D. Discuss Prohibited Uses

9. Other Items of Discussion

10. Next meeting – 5:30 p.m., October 13, 2022

11. Adjournment

CITY OF GAYLORD
Planning and Zoning Commission Minutes
Wednesday, July 21, 2021
5:30 p.m. City Hall

1. Roll Call –

Grack	Yes
Gasow	Yes
Boerner	Yes
Schulte	Yes
Strobel	Yes
Muchow	Yes
Grochow	No

2. Call Meeting to Order

Meeting called to order by Chairperson Orlin Grack at 5:30 p.m.

3. Consider Agenda of July 21, 2021

Chair Grack asked to move item #6 to item #5. No other changes to the agenda presented Motion by Gasow, seconded by Boerner, to accept agenda changes as presented. Motion passed.

4. Approval of Minutes – The April 14, 2021 minutes were presented with corrections as requested, but the election of officers were still omitted. So approval of April 14th minutes was tabled until next month. May 12,2021 minutes were reviewed and a motion to accept the May 21st minutes was made by Schulte and seconded by Muchow . Motion passed.

5. Public Hearing – Preliminary and Final Plat-City of Gaylord Mud Lake First Addition- Chairman Grack opened the public hearing for the approval of the preliminary plat of City of Gaylord Mud Lake First Addition-Parcel 32.0799.007 Mud Lake First Addition Outlot A. Request is to replat Outlot A, Mud Lake First Addition to Mud Lake First Addition Replat, Block 1, Lot 1, Lot 2, Lot 3 and Outlot A in the R-2 Mutiple Family Residential District. Reason for this request is to replat for sale of Lot 2 & 3 in Block 1 and Outlot A for development . Avery Grochow discussed the plat survey and stated that the plat was reviewed by Luke Kranz after manner changes to be made. These changes were made. David from the solar company stated that they were interested in only Lot 2 and 3. Chairman Grack closed the public hearing. Chairman Grack called for any additional discussion, with none a motion to approve preliminary replat as presented was made by Gasow and seconded by Schulte. Motion was approved. Public hearing as opened by Chairman Grack for the approval of the final replat of Outlot A, Mud Lake First Addition to Mud Lake First Addition Replat, Block 1, Lot 1, Lot 2, Lot 3 and Outlot A in the R-2

Multiple Family Residential District. Chairman Grack called for any discussion on the final plat, hearing nothing the hearing was closed. A motion the approve final plat was made by Boerner and 2nd Muchow. Motion approved.

6. Commission Clarification on Daycares:

A. Daycares in all Zones – Interim Zoning Administrator Richard Almich recommended that the Planning Commission and City Council initiate action to amend the City Ordinance to allow establishment of daycare facilities in most, if not all zoning districts. He stated that the current ordinance is quite restrictive regarding the establishment of day care facilities within the community. Rich is an advocate to see that we become helpful in providing the ability to have these service for our population. He wants the Planning and Zoning Commission to be comfortable with an amendment to this ordinance. He was asking for the commission's consensus to move forward with amendment of this ordinance. Eva Baggenstoss, her mother Michelle and father Florian, spoke on the subject as Eva is interested in starting a daycare facility. The members felt moving forward with this amendment should be allowed except in an industrial district. They would like the industrial district TO continue to be a conditional use permit request.

B. Storage Sheds in B-2 District- short discussion on whether construction of such building should have a business purpose. Consensus was that we continue as we have.

7. Political Signs-Interim Zoning Administrator stated that the political sign ordinance has been changed to match the state law.

8. Other Items of Discussion- Representative for Mud Lake Solar/Engineering Concepts, Inc. inquired on the Conditional Use Permit that expires on September 4, 2021. He was concerned that he would need an additional extension due to a 12-week delay in getting equipment for this project. The commission agreed that work has been started and no additional extension would be necessary.

9. Open Forum- Comments from the citizens - None to be heard.

10. Adjournment - Motion by Boerner seconded by Schulte to adjourn meeting. Motion passed.

Respectfully submitted,

_____

Alice Strobel

THE HUB OF SIBLEY COUNTY

GAYLORD

TO: Planning & Zoning Commission

FROM: Steve Helget, City Administrator

SUBJECT: Variance: Sibley County Foodshare – 111 Industrial Ave. S

DATE: September 8, 2021

Applicant: Verl Schmidt, Sibley County Foodshare

Subject Property Address: 111 Industrial Ave. S

Zoning Classification: I-2, Medium Industrial District

Request: Variance to the side yard setback requirement

BACKGROUND

The Sibley County Foodshare desires to add an exterior cooler/freezer to the east side of the existing building and is requesting an 8.3' variance from the 15' side yard setback requirement for buildings not exceeding two stories in height.

VARIANCE REQUESTS

Variances from the literal provisions of the Zoning Code may be approved where the strict enforcement of the provisions would cause practical difficulties because of circumstances unique to the property under consideration. Variances should only be considered if the resulting development/improvement will be in harmony with the general purpose and intent of the Zoning Ordinance, and consistent with the Comprehensive Plan. *Practical difficulties* as used in connection with granting of a variance means:

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

3. The variance, if granted, will not alter the essential character of the locality. Upon the granting of a variance, the City may impose such restrictions and conditions upon the

property to ensure compliance and protect the public health, safety and general welfare of adjacent properties. Such restrictions and/or conditions must be directly related to and must bear a rough proportionality to the impact by the variance.

POTENTIAL FINDINGS IN FAVOR OF REQUEST:

1. The proposed use is consistent with the Comprehensive Plan and development in the adjacent locale.
2. The proposed variance is not for the use of the property.
3. The setback is applicable to only a 24-foot segment of the structure, the vast majority of the building meets the required setback.
4. The proposed variance is minimum in scope and scale, and will not negatively impact the essential character of the industrial district.

POTENTIAL FINDINGS FOR DENIAL OF REQUEST:

1. Several parcels within the adjacent locale have irregular shapes, the parcel shape is not unique.
2. The building interior could potentially be reconfigured to support a cooler/freezer.

STAFF RECOMMENDATIONS

Staff recommends approval of the variance pursuant to following findings:

1. The 6.7 foot setback is applicable only to the 24-foot addition.
2. The variance permit, when not used, shall expire after 90 days following the date of issuance unless written application for time extension is received and granted by the Board of Adjustment prior to the expiration date.

Recommended Motion:

Motion to approve/deny the Sibley County Foodshare variance request.

CITY OF GAYLORD

BOARD OF ADJUSTMENT
PUBLIC NOTICE
APPEAL FOR A VARIANCE

Notice is hereby given that on Wednesday, the 8th day of September 2021 at the hour of 5:30 P.M., or as soon thereafter that the matter may be discussed, in the Gaylord City Hall the Board of Adjustment will hold a public hearing on the application of Sibley County Foodshare for a variance on the property located at 111 Industrial Avenue S. The property is legally described as:

R32.0745.140 – See Attached

The applicant is requesting an eight-point three (8.3) foot variance from the side yard setback requirement of there shall be a side yard setback for buildings not exceeding two stories in height of not less than fifteen (15) feet. If the variance is approved as requested the applicant will be allowed to construct an addition of an exterior cooler/freezer, within six-point seven (6.7) feet of the side property line. Written comments may be submitted to the city administrator prior to the public hearing. Please contact city hall to view a map of the site or to have any questions answered.

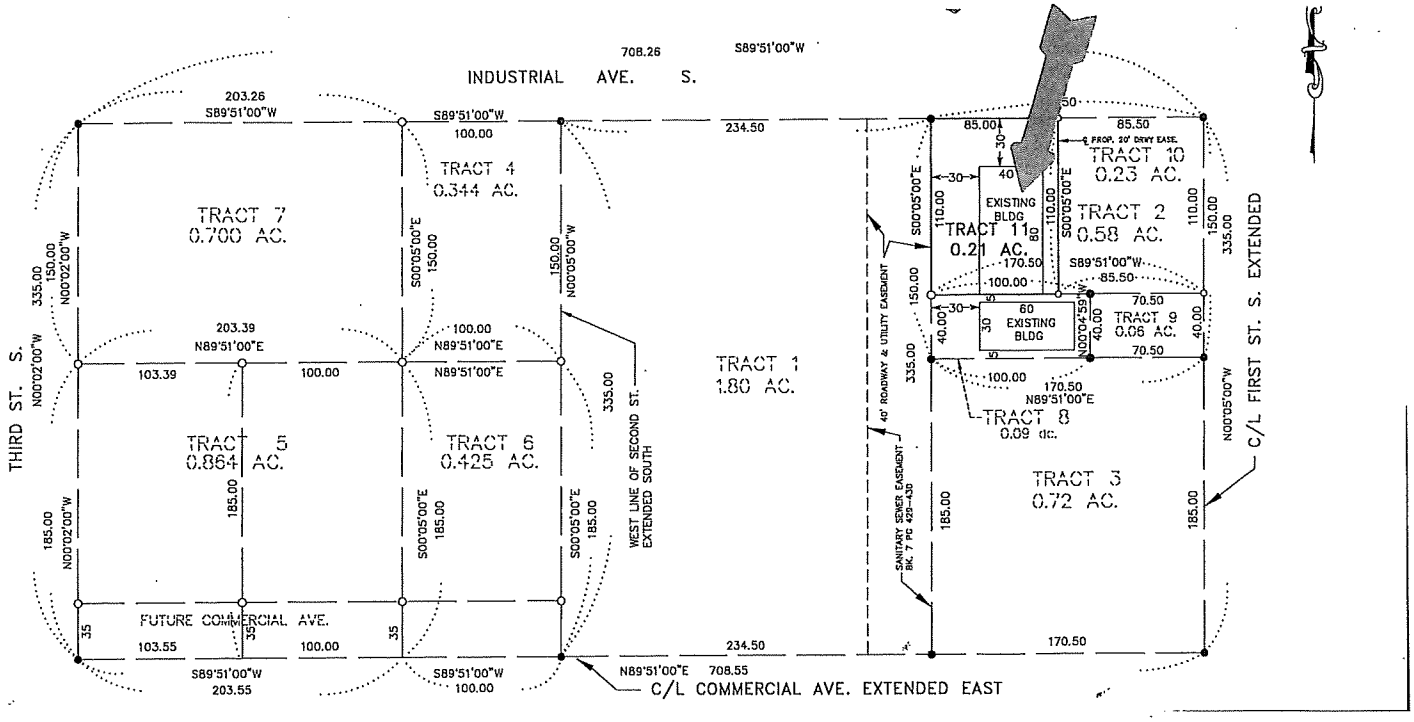
Per the authority of
Steven Helget
City Administrator

PUBLISHED: August 26, 2021
POSTED: August 23, 2021

CITY OF GAYLORD
BOARD OF ADJUSTMENT
NOTICE TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

An application for a variance to the Zoning Ordinance has been filed with the Board of Adjustment by Sibley County Foodshare. The property at issue is situated in a (I-2) Medium Industrial District and is located at 111 Industrial Avenue S. See map below.



If the application is approved as requested, the property owner would be allowed to construct an exterior Cooler/Freezer on the east side of the building, within six-point seven (6.7) feet of the side property line. In order to construct an attached exterior cooler/freezer as desired, the property owner must receive an eight-point three (8.3) foot variance where there shall be a side yard setback for buildings not exceeding two stories in height of not less than fifteen (15) feet.

A public hearing will be held by the Board of Adjustment on Wednesday, September 8th, 2021 at 5:30 P.M., at the Gaylord City Hall, at which time you may submit your views on the matter in person or by writing.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing. If you have any questions, please contact city hall at (507) 237-2338.

POSTED: August 23, 2021
PUBLISHED: August 26, 2021

Per the authority of
Steven Helget
City Administrator

GAYLORD BOARD OF ADJUSTMENTS

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

VARIANCE NO. V2021-07 Revised: August 24, 1998

The Applicant Sibley County / Sibley County (Print Owner's Name) is the owner of property situated at 111 Industrial Ave. S. (Address of Property). A Plot Plan of said property, drawn to scale, is attached hereto, and made a part of this application. The property is legally described as:

See Attached

REQUEST: Applicant requests a variance on the above described property from Section 153.149(B)(2)(a) of the Zoning Ordinance, as amended which requires There shall be a yard setback for buildings not exceeding two stories in height of not less than 15 feet

State exactly what is intended to be done on, or with property which does not conform with the Zoning Ordinance. Explaining in detail wherein your case conforms to the following requirements. Use additional sheets if necessary.

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with it's general purpose and intent.
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.
3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located.

Add A Cooler/freezer onto EAST Side Exterior of Building
Variance to allow 6.7' Set back from East Property Line
8.3 Foot VARIANCE needed

NOTE: The Board of Adjustment is required to make a written finding of facts from the testimony that the applicant makes that the three conditions enumerated above exist, and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan. **The Planning and Zoning Commission expects that the applicant will attend the Public Hearing to discuss the request.**

Signature of Applicant: Verl Schmidt Date: 8-19-21

ACTION TAKEN:

Rd CR 4 49023

Application Fee: $500.00

CERTIFICATE OF SURVEY

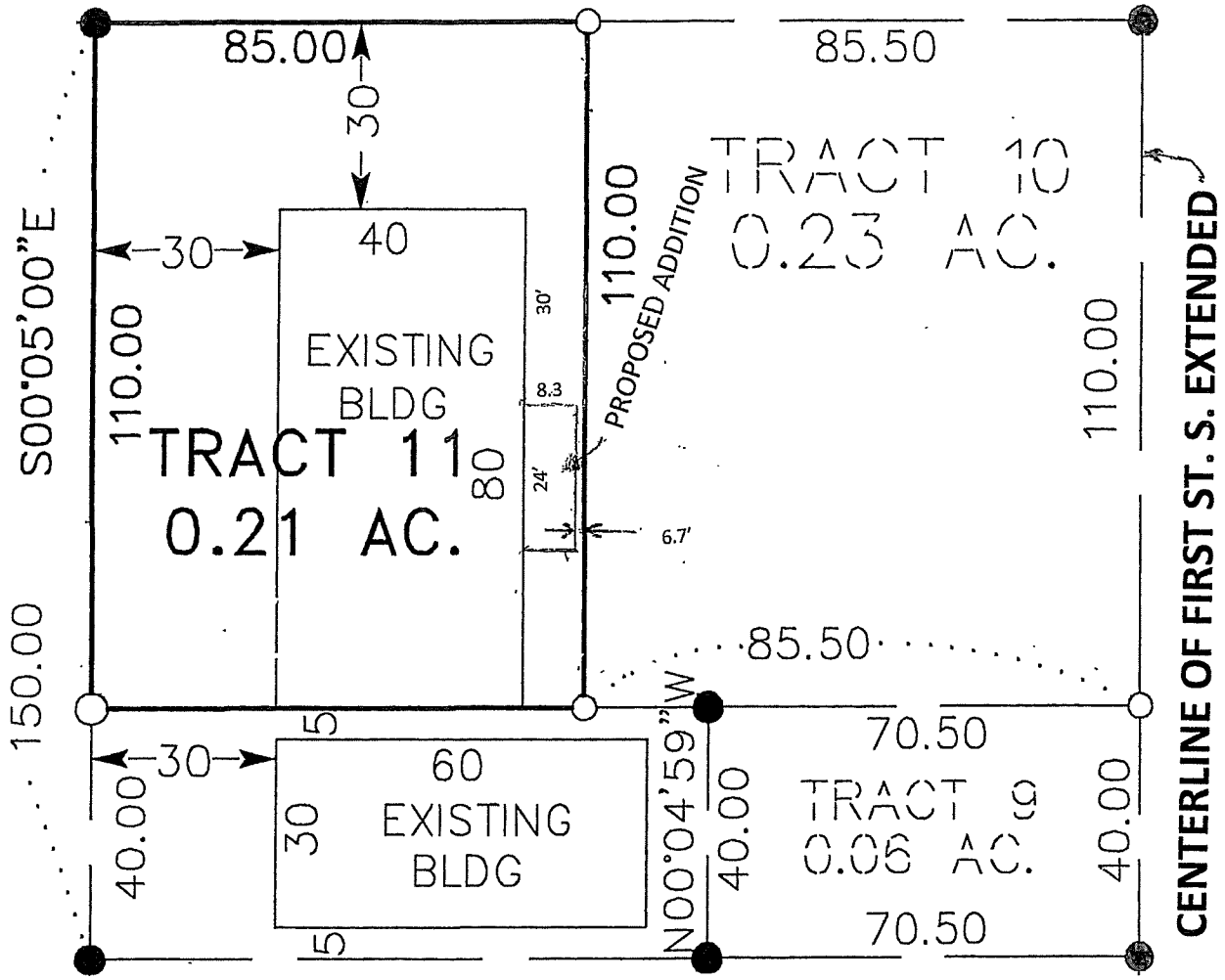
~for~ SIBLEY COUNTY

~of~ TRACT 11
Sec. 32-113-28, Sibley Co., MN

LEGEND

- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET

NORTH



SCALE: 1" = 30'	BEARING DATUM: Assumed	JOB NO. 1054	DRAWN BY AGG	CREW:

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: _____
Minnesota License No. 15475

Dated 20 day of AUGUST 2021

DATE

REVISIONS

#	DATE	DESCRIPTION	BY
1			
2			
3			
4			

E. G. RUD & SONS, INC
PROFESSIONAL LAND SURVEYORS
335 Main Ave., P.O. Box 988
Gaylord, MN 55334
TEL. (507) 237-5212
www.egrud.com

L-B

A-221225

PROPOSED TRACT 11 DESCRIPTION

The North 110.00 feet of the West 85.00 feet of the following described tract of land: Part of Government Lot 2 of Section 32, Township 113, Range 28, Sibley County, Minnesota, described as follows: Commencing at the intersection of the southerly extension of the West line of Second Street and the easterly extension of the South line of Industrial Avenue in the City of Gaylord, Minnesota; thence on an assumed bearing of North 89 degrees 51 minutes 00 seconds East along the easterly extension of said South line of Industrial Avenue 234.50 feet to the point of beginning of the tract to be described; thence continuing North 89 degrees 51 minutes 00 seconds East along said extension 170.50 feet to the intersection with the southerly extension of the centerline of First Street in the City of Gaylord, Minnesota; thence South 00 degrees 05 minutes 00 seconds East along said southerly extension 150.00 feet; thence South 89 degrees 51 minutes 00 seconds West 170.50 feet; thence North 00 degrees 05 minutes 00 seconds West 150.00 feet to the point of beginning. This tract contains 0.21 acres of land and is subject to any and all easements of record and is together with and subject to the right of ingress and egress, over, under and across the West 20.00 feet of the East 95.50 feet of the original described tract of land.

THE HUB OF SIBLEY COUNTY

GAYLORD

TO: Planning & Zoning Commission

FROM: Steve Helget, City Administrator

SUBJECT: Ordinance Amending Zoning Code to allow Licensed Day Care Facilities

DATE: September 8, 2021

The City has been contacted by a prospective business who desires to operate a licensed day care facility. The Planning & Zoning Commission at its July 21st regular meeting consented to consider amending the zoning code to allow licensed day care facilities in the agricultural, residential and commercial districts. Currently the only zoning district day care facilities are allowed is in the R-1, Single and Two-Family Residential District and they are allowed as a permitted use.

Enclosed is a proposed ordinance amendment. A public hearing has been scheduled and advertised in the local newspaper.

Recommended Motion:

Motion to approve an Ordinance Amending Section 153.005, Definitions: Section 153.047 Conditional Uses in the "A", Agricultural/Rural Residential District; Section 153.071, Permitted Principal Uses in the R-2, Multiple-Family Residential District; Section 153.087, Conditional Uses in the B-1, Central Business District; Section 153.102, Conditional Uses in the B-2, Fringe Central Business District; and Section 153.116, Permitted Principal Uses in the B-3, Highway Commercial District to provide for Licensed Day Care Facilities and to recommend such to the City Council.

Notice of Public Hearing
City Code Amendment

Notice is hereby given that the City of Gaylord Planning & Zoning Commission will conduct a public hearing on Wednesday, September 8, 2021, at 5:30 p.m. or soon thereafter in the Council Chambers at the Gaylord City Hall.

The purpose of this hearing is to consider an amendment to the Zoning Ordinance to allow for Day Care Nursery Facilities in the "A" Agricultural/Rural Residence District, R-1, Single and Two-Family Residential District, the R-2, Multiple-Family Residential District, the B-1, Central Business District, the B-2, Fringe Central Business District, and the B-3, Highway Commercial District.

Pertinent information is available for review at City Hall between the hours of 8:00-4:30, Monday through Friday. If you have any questions regarding this matter or wish to make comment prior to the hearing, please contact the City Office at 507-237-2338 or in writing to: City of Gaylord, 332 Main Avenue, P. O. Box 987, Gaylord, MN 55334 by no later than noon on Tuesday, September 7th.

BY: Gaylord Planning & Zoning Commission

ATTEST: Steve Helget, City of Gaylord

Publish in the Gaylord Hub August 26, 2021

CITY OF GAYLORD
ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 153.005, DEFINITIONS; SECTION 153.047 CONDITIONAL USES IN THE "A", AGRICULTURAL/RURAL RESIDENCE DISTRICT; SECTION 153.071, PERMITTED PRINCIPAL USES IN THE R-2, MULTIPLE-FAMILY RESIDENTIAL DISTRICT; SECTION 153.087, CONDITIONAL USES IN THE B-1, CENTRAL BUSINESS DISTRICT; SECTION 153.102 CONDITIONAL USES IN THE B-2, FRINGE CENTRAL BUSINESS DISTRICT; AND SECTION 153.116 PERMITTED PRINCIPAL USES IN THE B-3, HIGHWAY COMMERCIAL DISTRICT TO PROVIDE FOR LICENSED DAY CARE FACITIES

I. **THE CITY COUNCIL OF THE CITY OF GAYLORD, MINNESOTA HEREBY ORDAINS:**

II. **SECTION 153.005 (DEFINITIONS) OF THE GAYLORD CITY CODE IS HEREBY AMENDED AS FOLLOWS:**

Day Care, Nursery. A non-home service provided to the public, in which children of school or preschool age are cared for during established business hours.

III. **SECTION 153.047 OF THE GAYLORD CITY CODE PERTAINING TO CONDITIONAL USES IN THE "A", AGRICULTURAL/RURAL RESIDENCE DISTRICT IS HEREBY AMENDED AS FOLLOWS.**

153.047 Conditional Uses.

(A) Single-family non-farming dwellings as regulated in §153.050;
(B) Two-family dwellings;.
(C) Recreation vehicle campgrounds;
(D) Riding academies and commercial stables;
(E) Churches, cemeteries and/or memorial gardens;
(F) Essential public services and service buildings, not including storage yards;
(G) Golf and country clubs, gun clubs, miniature golf courses, race tracks and golf driving courses;
(H) Veterinary and animal clinics and facilities for the care and/or breeding of animals including kennels;
(I) Private/commercial landing fields and associated facilities;
(J) Manufactured homes as a second farm home and exempt from the restrictions of §153.018(A); ~~and~~
(K) Licensed day care facilities; and
(L) Uses as determined by the Planning and Zoning Commission to be of the same general character as the conditional uses listed above.

IV. SECTION 153.071, OF THE GAYLORD CITY CODE PERTAINING TO PERMITTED PRINCIPAL USES IN THE R-2, MULTIPLE-FAMILY RESIDENTIAL DISTRICT IS HEREBY AMENDED AS FOLLOWS.

153.071 PERMITTED PRINCIPAL USES.

(A) One and two-family dwellings;
(B) Parks and recreational areas owned or operated by governmental agencies;
(C) Multiple-family dwellings, apartment buildings, townhouses, condominiums, group houses and rowhouses;
(D) Licensed group homes serving more six residents;
(E) Licensed nonresidential programs with a licensed capacity of 13 to 16 persons; ~~and~~
(F) Boarding or lodging houses~~.~~;
(G) Licensed day care facilities.

V. SECTION 153.087 OF THE GAYLORD CITY CODE PERTAINING TO CONDITIONAL USES IN THE B-1, CENTRAL BUSINESS DISTRICT IS HEREBY AMENDED AS FOLLOWS.

153.087 CONDITIONAL USES.

(A) Multiple-family dwellings;
(B) Apartment units as an integral part of commercial structures and typically located on the upper floors of the structure;
(C) Schools; ~~and~~
(D) Licensed day care facilities; and
(E) Other uses determined by the Planning and Zoning Commission to be of the same general character as those listed under §153.086.

VI. SECTION 153.100 OF THE GAYLORD CITY CODE PERTAINING TO CONDITIONAL USES IN THE B-2, FRINGE CENTRAL BUSINESS DISTRICT IS HEREBY AMENDED AS FOLLOWS.

153.100 CONDITIONAL USES.

(A) Multiple-family dwellings;
(B) Churches, chapels, temples, mosques, and synagogues;
(C) Automobile service stations and repair shops and car washes;
(D) Publicly-owned buildings or structures but not including maintenance yards;
(E) Small animal hospitals and kennels excluding outdoor runs;
(F) Hotels and motels;
(G) Armories, convention halls or club halls;
(H) Amusement and recreational establishments such as commercial bowling alleys,
(I) Health clubs;
(J) Storage buildings; ~~and~~
(K) Licensed day care facilities; and
(L) Other uses as determined by the Planning and Zoning Commission to be of the same general character as the conditional uses listed above.

VII. SECTION 153.116 OF THE GAYLORD CITY CODE PERTAINING TO PERMITTED PRINCIPAL USES IN THE B-3, HIGHWAY BUSINESS DISTRICT IS HEREBY AMENDED AS FOLLOWS.

153.116 PERMITTED PRINCIPAL USES.

(A) Armories, convention halls or exhibition hall;
(B) Auto sales and service;
(C) Automobile service stations and repair shops;
(D) Bowling alleys, billiard and pool halls;
(E) Car wash;
(F) Dance hall;
(G) Drive-in restaurants, drive-in theaters or similar uses that provide goods and services to patrons in automobiles
(H) Farm implement sales, repair and storage;
(I) Marine sales and service;
(J) Manufactured home sales;
(K) Monument sales;
(L) Motel and hotels;
(M) Nurseries, garden stores and commercial greenhouses;
(N) Public utility services and structures;
(O) Recreation equipment sales and services;
(P) Restaurants;
(Q) Advertising signs and billboards, as regulated in §153.202;
(R) Skating rinks;
(S) Taverns, clubs;
(T) Tourist related sales and services;
(U) Veterinarian animal clinics, excluding outdoor runs; ~~and~~
(V) Building materials, storage yards and lumber yards; and
(W) Licensed day care facilities.

VIII. EFFECTIVE DATE: THIS ORDINANCE IS EFFECTIVE UPON ITS ADOPTION AND PUBLICATION AS PRESCRIBED BY LAW.

Adopted by the City Council this ___ day of September 2021.

_____
Dawn Kratzke, Mayor

Attest:

_____
Steven Helget, City Administrator

(S E A L)

THE HUB OF SIBLEY COUNTY

GAYLORD

TO: Planning & Zoning Commission

FROM: Steve Helget, City Administrator

SUBJECT: Publishing Notices for Public Hearings

DATE: September 8, 2021

According to the Zoning Code, public hearing notices for conditional use permits, variances, and zoning code amendments are to be published in the City's official newspaper at least 10-days prior to the hearing. The City's current procedure is to advertise hearings two times in the newspaper. The Zoning Code does not stipulate that more than one advertised notice must be given.

Proposed is to discuss providing only one notice for public hearings in the official newspaper versus two. There are times when one published notice could make it easier for an applicant to meet our deadlines for a specific meeting.

Recommended Motion:

No motion recommended.

THE HUB OF SIBLEY COUNTY

GAYLORD

TO: Planning & Zoning Commission

FROM: Steve Helget, City Administrator

SUBJECT: Prohibited Uses

DATE: September 8, 2021

Currently the Zoning Code is absent language requiring a principal building to occupy a property prior to an accessory building to be permitted to be placed on the parcel. Proposed is discuss amending the code to require such. Enclosed are the "Rules" and "Accessory Buildings" sections of the zoning code.

Recommended Motion:

No motion recommended.

§ 153.004 RULES.

(A) Word usage. For purposes of this chapter, words used in the singular number include the plural and the plural the singular; the present tense includes the past and future tenses and the future the present; the word "shall" is mandatory and the word "may" is permissive; all measured distances shall be to the nearest integral foot; whenever a word or term defined hereinafter appears in the text of this chapter, its meaning shall be construed as set forth in the definition thereof.

(B) Permitted uses. Permitted uses of land or buildings, as hereinafter listed, shall be permitted in the districts under the conditions specified. No building or land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which the building, structure or land shall be located, except for the following exceptions:

(1) Uses lawfully established prior to the effective date of this chapter;

(2) Conditional uses allowed in accordance with division (C) of this section; and

(3) Essential services erected, constructed, altered or maintained by public utilities or by governmental departments or commissions, subject only to the permit requirements of § 153.016.

(C) Conditional uses. Conditional uses of land or buildings, as hereinafter listed, may be allowed in the districts indicated, subject to the issuance of conditional use permits, in accordance with the provisions of §§ 153.215 through 153.224. Whenever a conditional use is named as a major category, it shall be deemed to include all and only those itemized uses listed.

(Ord. 209.5, passed 12-14-1994)

§ 153.201 ACCESSORY BUILDINGS.

(A) In all residential districts, detached accessory buildings shall be located in the rear yard. When located within ten feet of the rear wall of the principal building, they shall comply with all yard requirements applicable to the principal building in the district. Where accessory buildings are to be located more than ten feet from a rear wall of the principal building, they shall not be located closer than four feet from an adjoining side lot line and ten feet from rear lot line. All detached accessory buildings shall be setback a minimum of 30 feet from all street right-of-way lines. Accessory buildings are further limited not to exceed over one story or 16 feet in height.

(B) All garages shall, if the vehicle entrance backs upon a public alley, be set back at least 20 feet from the public alley right-of-way.

(C) In no case shall the door of any structure, building or improvement, except a fence, be erected or constructed so as to extend beyond any lot line.

(D) In business and manufacturing districts, accessory buildings and uses may occupy any of the ground area which the principal building is permitted to occupy. Accessory buildings such as buildings for parking attendants, guard shelters, gate houses and transformer buildings, may be located in the front or side yards in the industrial districts. Parking of automobiles and other motor vehicles is permitted in the front and side yards in industrial districts if screened by a greenbelt five feet in width.

(E) The accessory structure shall not cover more than 30% of the rear yard.

(F) The total square footage of the accessory structure shall not exceed the ground level square footage of the principal structure.

(G) Accessory structure appearance and building materials shall closely resemble principal structure.

(H) No pole buildings shall be permitted in residential districts.

(Ord. 209.5, passed 12-14-1994; Am. Ord. 293, passed 4-18-2012)