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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: Ordinance #820 Amendment for Zoning Code  
Definition for Accessory Structure in the Zoning  
Ordinance – FIRST READING  
DATE: May 26<sup>th</sup>, 2022

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**Background:** Staff received a request from a property owner wanting to install a 12' x 24' (288 sq. ft.) shed on their property. Per the building code regulations, if a shed is 200 sq. ft. or less, it would not need a building permit. This property has a detached garage and the Zoning Ordinance states accessory building up to 800 square feet, but does not distinguish if more than one accessory structure or multiple structures, totaling up to 800 sq. ft.

### Analysis:

The Planning Commission held a public hearing on May 16<sup>th</sup>, 2022 for Ordinance #820 to amend the Accessory Structure definition in the Zoning Ordinance. A summary of the Ordinance Amendment is as follows:

**Accessory Structure:** The Definition section in the Zoning Ordinance amended as follows (underline indicates additions; ~~striketrough~~ indicates deletions):

~~A subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the use of the premises.~~ structure which is on the same parcel of property as a principal structure and the use of which is related to the use of the principal structure. The permitted square footage for accessory structures will be a total of the combined accessory structures on the parcel in that Zoning District.

**Amendment Review Standards:** The Zoning Ordinance does not outline specific factors upon which a proposed amendment should be considered; therefore, staff is providing the following factors, which are common review standards from other ordinances:

1. The proposed action has been considered in relation to the specific policies and provisions and has been found to be consistent with the official City Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area.
3. The proposed use conforms with all performance standards contained in this code.
4. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.
5. Traffic generation by the proposed use is within capabilities of streets serving the property.

**Conclusion / Recommendation:** The Planning Commission held a public hearing on May 16<sup>th</sup>, 2022 and moved to recommend the City Council hold a first reading to introduce Ordinance #820

**ORDINANCE #820**  
**CITY OF PRINCETON, MINNESOTA**  
**AN ORDINANCE AMENDING CHAPTER II, DEFINITIONS OF THE CITY OF**  
**PRINCETON ZONING ORDINANCE #538 TO ADD ADDITIONAL LANGUAGE FOR**  
**ACCESSORY STRUCTURES**

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**SECTION 1.** Definitions of Chapter II of the Zoning Ordinance is amended as follows  
(underline indicates additions; ~~strikethrough~~ indicates deletions):

**Accessory Use:**

A ~~subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the use of the premises.~~ structure which is on the same parcel of property as a principal structure and the use of which is related to the use of the principal structure. The permitted square footage for accessory structures will be a total of the combined accessory structures on the parcel in that Zoning District.

**SECTION 2.** Effective Date. This ordinance shall take effect upon its summary publication in the City's official newspaper. Said publication shall read as follows:

*Ordinance #820 amends the Chapter II, Definitions of the City of Princeton Zoning Ordinance #538 to add additional language for accessory structures.*

**ADOPTED** by the Princeton City Council this 9<sup>th</sup> day of June, 2022.

This instrument was drafted by:

City of Princeton  
705 2<sup>nd</sup> Street No.  
Princeton, MN 55371

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Thom Walker, Mayor

Attest:

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Shawna Jenkins Tadych, City Clerk