

ORDINANCE NO. 2017-04

AN ORDINANCE AMENDING SECTIONS 153.006 AND 153.030 OF THE
COKATO CITY CODE TO DEFINE BUILDING HEIGHT AND ADD
CHURCHES AS A CONDITIONAL USE IN THE R-1 ZONING DISTRICT

The City Council of the City of Cokato does ordain as follows:

Section I. Section 153.006 of the Cokato City Code is hereby amended by adding the double-underlined material as follows:

BUILDING HEIGHT. The vertical distance measured from the average grade around the building (points measured every 10 feet around the building), to the top cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest point of a shed roof, to the uppermost point on a round roof, and to the mean elevation between the eave and peak for the highest pitched, hipped or gambrel roof. If the average grade exceeds the building's grade along the front of the lot by more than three feet, the lowest grade shall be used. Structures or other necessary mechanical appurtenances not used for human occupancy, such as chimneys, cupolas, domes, monuments, parapet walls, spires, steeples, or towers, covering not more than 25 percent of the roof area of the building, may exceed the permitted building height in the district in which the site is located. In no event shall such structures or appurtenances extend beyond 150% of the permitted building height in said district.

Section II. Section 153.030 of the Cokato City Code is hereby amended by deleting the ~~stricken~~ material and adding the double-underlined material as follows:

§ 153.030 ONE-FAMILY RESIDENTIAL DISTRICT (R-1)

(A) *Purpose.* The major purpose of this district is to allow the continuation of existing residential development and in filling of existing lots in the residential areas of the city where central sewer and water systems will be extended.

(B) *Permitted uses.*

- (1) One-family detached dwellings;
- (2) Public parks, playgrounds and recreational uses of a noncommercial nature;
- (3) The renting of rooms by a resident family for lodging purposes only, and for not more than two roomers in a one-family dwelling;
- (4) Customary home occupations provided that the occupation is carried on in the principal building:

(a) Not more than 25% of the gross floor area of the residence is used for this

purpose;

(b) Only articles made or originating on the premises shall be sold on the premises unless the articles are incidental to a permitted commercial service;

(c) No articles for sale shall be displayed so as to be visible from the street;

(d) No person is employed other than a member of the household residing on the premises; and

(e) No mechanical or electrical equipment is used if the operation of the equipment interferes unreasonably with the desired quiet residential environment of the neighborhood.

(5) Customary accessory uses incidental to the foregoing principal uses when located on the same lot with the building to which it is accessory but not including any business or industrial use.

(C) *Conditional Uses.*

(1) Home occupations according to the following conditions:

(1) (a) No evidence of the occupation other than gardening is visible from the street;

(2) (b) No sale of products produced off the site; and

(3) (c) No employed assistant; and

(4) Earth sheltered dwellings.

(2) Public and semi-public buildings.

(3) Churches and or other worship facilities according to the following conditions:

(a) Located with direct access to a county road or trunk highway;

(b) Parking areas set back a minimum of 50 feet from all property lines;

(c) No more than 50 percent of the site to be covered with impervious surface and the remainder to be landscaped or left in a natural state;

(d) Exterior lighting must be designed and installed so that the globe is recessed and enclosed on all sides except the bottom and no direct light is cast on adjacent residential property or rights-of-way;

(e) Roof top or outside mechanical equipment must be screened from view from

adjacent properties and rights-of-way;

(f) Any exterior storage must be screened from view with an opaque material architecturally compatible with the building;

(g) No exterior bells or loudspeakers;

(h) Any living quarters associated with the facility shall meet the requirements of this ordinance for the specific residential use(s) proposed; and

(i) The city council may require compliance with any other conditions, restrictions or limitations it deems to be reasonably necessary to protect the residential character of the neighborhood.

(D) *Building requirements.*

(1) Minimum floor area: Residential: 1,000 square feet.;

(2) Building Hheight limit:

(a) Residential: two and one-half stories but less than 35 feet.; and

(b) Churches or other places of worship: 40 feet.

(3) Maximum floor area ratio:

(a) Residential: 0.3.;

(b) All other: 0.4.

(E) *Minimum lot requirements.*

(1) Area:

(a) Residential: 13,500 square feet.;

(b) Churches or other places of worship: 10 acres.

(2) Width: 90 feet measured at front setback line.;

(3) Depth: 120 feet.;

(F) Setbacks.

~~(4)~~(1) Front yard:

(a) Residential: 30 feet or average depth of front yard;

(b) Churches or other places of worship: 50 feet.

~~(5)~~(2) Rear yard:

(a) Residential: 35 feet except where the yard abuts permanent open space in which case 20 feet may be allowed; ~~and~~

(b) Churches or other places of worship: 50 feet.

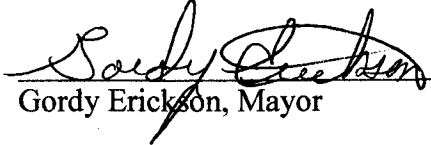
~~(6)~~(3) Side yard:

(a) Residential: ten feet each side except that corner side yards shall be 25 feet adjacent to the street and except that interior side yards may be six feet on the side where there is an attached garage; ~~and~~

(b) Public and semi-public buildings: 25 feet.

(c) Churches or other places of worship: 50 feet.

Section III. This ordinance shall be effective upon its adoption and publication.


Gordy Erickson, Mayor

Attest:


Annita M. Smythe, City Administrator