

CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA
ORDINANCE 2023-79

An Ordinance Amending the Grant Code of Ordinances
Amending Sections 32-1 Definitions, 32-245 Table of Uses and 32-316 Exterior Storage

The City Council of the City of Grant, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. AMENDMENT OF CHAPTER 32, ZONING, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-1, “Definitions” is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~:

Outdoor Storage, Personal means exterior storage of materials, equipment, vehicles, and products that are accessory to a principal use that are stored for personal use by the occupants or users of the property.

Outdoor Storage, Commercial means exterior storage of materials, equipment, vehicles, and products that are stored for someone other than the occupants of the property. Such definition does not include outdoor display of items that are for sale.

SECTION 2. AMENDMENT OF CHAPTER 32, SECTION 32-245 TABLE OF USES, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-245, “Table of uses”, Item (c) is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~ :

Use	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
(KEY) P = Permitted C = Conditional Use Permit and public hearing I=Interim Use Permit and public hearing CC=Certificate of Compliance A = Permitted accessory use N = Not Permitted					
<u>Outdoor Storage, Commercial or Personal</u> —as a principal use. (see section 32-316)	N	EN	EN	EN	C or I
<u>Outdoor Storage, Commercial – accessory use, to permitted principal use.</u> (see section 32-316)	<u>N</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
<u>Outdoor Storage, personal</u> —as accessory use to <u>permitted principal use.</u> (See section 32-316.)	A CC	A CC	A CC	A CC	A CC
Storage not accessory to a permitted principal use. (See section 32-316.)	N	E	E	E	N

SECTION 3. AMENDMENT OF CHAPTER 32, SECTION 32-316 EXTERIOR STORAGE, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-316, “Exterior Storage” is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~ :

Sec. 32-316. ~~Exterior~~ Outdoor storage.

(a) General Purpose. The purpose of this section is to regulate outdoor and/or exterior storage uses on all properties in the City. The regulations established herein are established by the principal land use of a property. The following standards shall apply to all Outdoor Storage uses (See Exemptions under subsection (c) of this Section):

- 1) The items in the area designated for outdoor storage must be completely screened from view at ground level from adjacent public right-of-way and adjacent residential uses.
- 2) The storage area may not be used for the storage of junk vehicles, trash, debris, or other nuisance items.
- 3) ~~In all districts,~~ All waste, refuse or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of vacant land shall be responsible for keeping such land free of refuse. Existing uses shall comply

with the provision within 90 days following the effective date of the ordinance from which this article is derived.

- 4) Unlicensed passenger vehicles and trucks shall not be parked ~~in residential districts~~ for a period exceeding seven days.
- 5) All exterior storage not included as a permitted accessory use or permitted use, or included as part of a conditional or interim use permit or otherwise permitted by provisions of this chapter, shall be considered as refuse.

(b) The provisions of this Section shall not apply to active agricultural uses and any agricultural equipment.

(c) Personal Outdoor Storage, not including items not owned by the Owner of the property, is a permitted accessory use provided that the principal use of the property is identified as permitted, conditionally permitted or an interim use on the Table of Uses in Section 32-246. Such storage area may not be placed within any required yard setback. The following shall be exempt from the location and screening requirements:

- 1) Any vehicles parked on the primary driveway, provided such vehicles are licensed and road worthy.
- 2) Personal vehicles stored in a designated storage area provided such vehicles are licensed and road worthy, and such area is located in a side or rear yard and outside all yard setbacks.
- 3) Recreational vehicles as regulated in Section 32-339.
- 4) Utility trailers, horse trailers, or similar.

(d) ~~In nonresidential districts,~~ Commercial Outdoor Storage of property not owned by the Owner of the property, ~~of personal property~~ may be permitted by ~~conditional~~ interim use permit provided ~~any such that the property is so stored is~~ for purposes ~~of relating that relate to a~~ permitted or conditionally permitted use of the property as regulated on Table 32-245 Table of Uses, permitted by this chapter and the storage will not be contrary to the intent and purpose of this chapter.

- 1) Any commercial outdoor storage area must be fully screened as viewed at ground level from any adjoining residential property. Adequate screening materials may include fencing, vegetation, or some combination.
- 2) The storage area must be located in a designated area, and such area must be on an improved surface such as gravel or bituminous pavement.

(e) The following performance standards shall apply to all commercial exterior storage areas:

<u>Requirement/Standard</u>	<u>Conservancy</u>	<u>Agricultural A1</u>	<u>Agricultural A2</u>	<u>Residential R1</u>	<u>General Business (GB)</u>
<u>Minimum Lot Area to allow exterior storage, commercial</u>	<u>20 Acres</u>	<u>10 Acres</u>	<u>10 Acres</u>	<u>20 Acres</u>	<u>30,000 SF</u>
<u>Maximum commercial exterior storage area allowed</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>	<u>5%</u>	<u>70%</u>

<u>Location</u>	<u>Behind principal structure</u>	<u>Behind principal structure</u>	<u>Behind principal structure</u>	<u>Behind principal structure</u>	<u>Must meet setbacks</u>
<u>Setbacks</u>					
• <u>Front Yard (right-of-way)</u>	<u>200'</u>	<u>200'</u>	<u>200'</u>	<u>200'</u>	<u>65' or 150' if Arterial</u>
• <u>Side Yard</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>20'</u>
• <u>Rear Yard</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>30'</u>

SECTION 3. SEVERABILITY.

In the event that court of competent jurisdiction adjudges any part of this ordinance to be invalid, such judgment shall not affect any other provisions of this ordinance not specifically included within that judgment.

SECTION 4. EFFECTIVE DATE.

This ordinance takes effect upon its adoption and publication according to law.

WHEREUPON, a vote, being taken upon a motion by Council member _____ and seconded by Council member _____, the following upon roll call:

Voting AYE:

Voting NAY:

Whereupon said Ordinance was declared passed adopted this ___ day of _____, 2023.

Jeff Huber, Mayor

Attest: Kim Points, City Clerk