

ZONING

shall provide parking and loading spaces, so designed as to minimize traffic hazard and congestion, proponent shall show that odor, dust, noise, drainage shall not constitute a nuisance or a hazard to adjoining property or uses.

Rev 6-7-17

SEC. 10-1-16 **ACCESSORY BUILDINGS.**

- (a) TIME OF CONSTRUCTION. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- (b) PERCENTAGE OF REQUIRED REAR YARD OCCUPIED. No detached accessory building or buildings shall occupy more than forty (40%) percent of the area of the required rear yard. Any accessory building in a Residential District which exceeds (1,000) square feet of floor area shall first obtain a conditional use permit.
- (c) HEIGHT OF ACCESSORY BUILDINGS IN REQUIRED REAR YARDS. No detached accessory building located in a required rear yard shall exceed twenty feet in height, or exceed the height or footprint of the principle building.
- (d) LOCATION IN RESIDENTIAL DISRICTS.
 - (1) No accessory building in a residential district shall be erected in any yard except a rear yard and all accessory buildings shall be located not less than six (6) feet from all lot lines and from any other building or structure of the same lot except as provided in Subsections (e) and (f).
 - (2) When an accessory building is a part of the main building, or is substantially attached thereto or lies within ten (10) feet of an exterior wall of the main building, the side yard and rear yard requirements for the main building shall be applied to the accessory building.
- (e) GARAGES IN EMBANKMENTS IN FRONT YARDS. Where the mean natural grade of a front yard is more than eight (8) feet above the curb level, a private garage may be erected within the front yard, provided as follows:
 - (1) That such private garage shall be located not less than five (5) feet from the front lot line;
 - (2) That the floor level of such private garage shall be not more than one (1) foot above the curb level; and
 - (3) That at least one-half (1/2) the height of such private garage shall be below the mean grade of the front yard.
- (f) IN COMMERCIAL AND MANUFACTURING DISTRICTS. All accessory buildings shall be located no less than ten (10) feet from the rear lot line.

SEC. 10-1-17 **OUTSIDE STORAGE OF FIREWOOD**

- (a) No person shall store firewood in the front yard on residentially zoned property, except that firewood may be temporarily stored in the front yard for thirty (30) days from the date of its delivery.
- (b) Firewood should be neatly stacked and may not be stacked closer than two (2) feet to any lot line and not higher than six (6) feet from grade, except adjacent to a fence where firewood can be stacked against the fence as high as the fence. Fences as used in this Section shall not include hedges or other vegetation.
- (c) All brush, debris, and refuse from processing of firewood shall be promptly and properly disposed of and shall not be allowed to remain on the premises.
- (d) Woodpiles that contain diseased wood that is capable of transmitting disease to healthy trees and woodpiles that harbor or are infested or inhabited by rats or other

This ordinance becomes effective upon passage and publication

Amended this 7th day of June, 2017

Rhonda Weber
Village of St Cloud Clerk