

ORDINANCE NO. 520

AN ORDINANCE AMENDING CHAPTER 190, ADDING ARTICLE XV.2, OF THE CITY OF BRECKENRIDGE CODE PERTAINING TO THE OFFICIAL ZONING FOR THE CITY.

THE COUNCIL OF THE CITY OF BRECKENRIDGE, MINNESOTA DOES ORDAIN:

That the following be added to Chapter 190, Zoning:

ARTICLE XV.2
RUD – Recreational Unit Development District

190-72.5 Purpose.

The purpose of the Recreational Unit Development district zone is to provide real property sites for owner’s personal use as recreational, shop, storage or hobby buildings. The use, building size and height of the improvements in this district are regulated to provide consistent use and visual appeal within the zoning district. See building Construction, Chapter 64; Subdivision of Land, Chapter 164; and Building Construction, Chapter 64, Article VI – Sign Ordinance for further regulation of Recreational Unit Development.

190-72.6 Permitted Uses.

The following are permitted uses in a Recreational Unit Development (RUD) District:

- A. Personal shop building, must be owner occupied.
- B. Personal storage building, must be owner occupied.

Any other use not specifically listed above is to be brought to the Planning Commission for investigation, approval, or denial.

190-72.7 Non-Permitted Uses.

- A. No residential or overnight occupancy/no living quarters allowed.
- B. No outdoor storage is acceptable within this zoning district.
- C. Building improvements or any part thereof may not be sublet, they must be owner occupied in full.

190-72.8 Permitted Accessory Uses.

- A. Seasonal urban vegetable garden.
- B. Any other legitimate uses which uses are consistent with the intent and purpose of the RUD District with the approval from the Planning Commission.

190-72.9 Dimensional Standards.

- A. Height. The minimum building sidewall shall be 10 feet from the top of the interior finished floor to the bottom of rafters at the top of the sidewall. The maximum sidewall height shall not exceed 16 feet measured from the top of interior finished floor to the bottom of the rafters at the top of the sidewall. The maximum height of the building shall be determined by the construction of the roof. Roof pitch shall be 4 to 12 no more or no less. Minimum eave of 24" and gable ends minimum of 12".
- B. Lot Coverage. The minimum building size on the ground floor shall be at least 960 square feet of fully enclosed shop or storage area and may not exceed 3,600 square feet or shop or storage area. Enclosed porches, atriums, breeze ways and similar areas are considered fully enclosed for purposes of defining fully enclosed area. All buildings must be centered upon each lot.
- C. The finished floor of each structure shall be at an elevation of eighteen (18) inches above flow line of the curb.
- D. Setbacks: Back shall be 15 feet. Front shall be 20 feet. Sides shall be 5 feet.
- E. Each structure is to be located upon a permanent foundation and constructed in accordance with the provisions of the applicable City codes governing construction of footings and foundations. Not more than 12 inches of foundation or frost footings shall be exposed.
- F. Only a one story building shall be allowed on each lot.
- G. No split lots allowed.

190-72.10 Design and Aesthetic Standards.

It is the intent of the design standards and the restrictive covenants as adopted by the owner and developer to create a visual quality and appearance that is not offensive to the public and adjoining owner. To maintain this visual quality and appearance the following standards shall apply:

- A. Only buildings of new construction will be allowed.
- B. All buildings shall have a permanent, painted, metal exterior finish of at least 29 gauge or greater.
- C. All portions of the building must be fully enclosed.
- D. Each driveway must be at least the width of the overhead door. Driveways must be paved with concrete, asphalt or pavers.

190-72.11 Development Standards.

- A. Accessory buildings are not allowed within a RUD District.
- B. No permanent signs of any kinds shall be displayed to the public view.
- C. No exterior dumpsters are allowed. Property owners must contract for any waste material services.
- D. No animal kennels are allowed.

 RUSSELL WILSON, Mayor

ATTEST:

 RENAE SMITH, City Administrator

First Reading:	<u>December 6, 2021</u>
Posted after 1 st reading:	<u>December 8, 2021</u>
Second Reading:	<u>December 20, 2021</u>
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