

# Title XV Land Usage

## Chapter 151: Zoning

### Division 05 Use Specific Standards

---

#### Part 1 Principal Uses – Residential, Family Living

##### 151.05.11 Dwelling, Single-Family Detached

###### A. Dwelling Unit Restrictions

1. Tents, play houses, or similar structures may only be used for play or recreational purposes.
2. Site built dwellings and manufactured homes shall be no less than 30 feet in length and no less than 16 feet in width over that entire minimum length. Width measurements shall not include overhangs and other projections beyond the principal walls.
3. All dwellings shall be located upon a foundation that meets the requirements of the state building code.
4. Single-family dwellings other than approved earth sheltered homes shall have one (1) of the following:
  - a. A pitched roof covered with shingles or tiles;
  - b. A pitched metal roof that is shingle-colored; or
  - c. A flat, vegetative roof.
5. Roofs for single-family dwellings other than approved earth-sheltered homes shall have eaves of not less than six (6) inches.

###### B. Attached Accessory Structures

1. Attached accessory structures may not exceed, in area or height, the size of the principal structure.
2. Attached accessory structures may not exceed 900 sq. ft. plus 25 percent of the amount by which the footprint of the principal structure exceeds 900 sq. ft. On any lot, the maximum allowable accessory structure area is limited to 1,200 sq. ft.
3. A basement may be constructed below an attached garage so long as the square footage of the basement of the garage does not exceed the square footage of the ground floor of the garage.
  - a. The lower level square footage shall not be included in the calculations of the attached accessory building square footage.
  - b. The total number of garage doors in the garage basement shall not exceed the number of garage doors on the ground level.

###### C. Architectural Design & Construction

1. For the purpose of creating a desirable neighborhood appearance, no two (2) dwellings with the same exterior configuration shall be erected in the R-1, R-2, or R-3 Districts on any three (3) abutting, contiguous, successive or adjoining lots fronting the same street starting at any point, leading in any direction or around any corner including fronting on the same or two (2) intersecting streets. Nor shall any two (2) dwellings with the same exterior configuration be constructed on lots that abut each other at any point.
2. It is the declared purpose of this provision to preserve a desirable neighborhood appearance. Builders shall alter the exterior configuration of the dwelling unit in particular neighborhood units by using three (3) or more of the following methods:
  - a. Varying a portion of the front setback line slightly so as to eliminate “row” design;
  - b. Utilizing varying amounts of brick trim on dwellings;

- c. Installing shutters on houses where appropriate;
  - d. Using exterior colors compatible but not the same as those on neighboring dwellings;
  - e. Utilizing a mixture of hip roofs and gable roofs;
  - f. Incorporating a bay window or gabled dormer;
  - g. Including a porch at least six (6) feet deep;
  - h. Recessing a portion of the façade at least six (6) feet in length by at least two (2) feet of depth;
  - i. Varying the placement of garages; and
  - j. Utilizing built-out or extended entrances.
  - k. Additional methods to alter the exterior configuration may be utilized as approved by the City Council.
- 3. The City shall determine whether the alterations in the exterior configuration of neighborhood dwelling units are sufficiently different from the other units within the neighborhood.
  - 4. The addition of an attached or detached garage shall not be construed to alter the type of the house as to change the exterior configuration.

#### **151.05.12 Dwelling, Manufactured Home**

- A. Manufactured homes shall meet the permitting and installation standards established within Chapter 151, Division 03 of the City Code and State statutes and rules.
- B. All manufactured homes located outside of approved manufactured home parks shall be located upon a foundation that meets the requirements of the State Building Code.
- C. Manufactured homes shall have one (1) of the following:
  - 1. A pitched roof covered with shingles or tiles;
  - 2. A pitched metal roof that is shingle-colored; or
  - 3. A flat, vegetative roof.
- D. Roofs for manufactured homes shall have eaves of not less than six (6) inches.

#### **151.05.13 Dwelling, Attached (Twinhome, Townhouse, or Rowhouse)**

- A. The orientation of the structure(s) shall match the orientation of other existing principal structures along the block on which it is located.
- B. Individual units shall be no less than 18 feet wide.
- C. There shall be a separation of at least 15 feet between structures.
- D. Attached dwellings shall have one (1) of the following:
  - 1. A pitched roof covered with shingles or tiles;
  - 2. A pitched metal roof that is shingle-colored; or
  - 3. A flat, vegetative roof.
- E. Roofs for attached dwellings shall have eaves of not less than six (6) inches.
- F. Buildings shall be designed with significant variation in the façade every 60 feet and minor variations at least every 20 feet. Variation can be achieved with articulation, color, texture, materials, doors, and windows.
- G. The applicant shall record all covenant and deed restrictions on all property which will abut the common line. The covenants and deed restrictions shall:
  - 1. Provide access for repair and maintenance of common walls, service lines and overhangs;
  - 2. Provide for easements for service lines, common walls, footings and overhangs; and
  - 3. Provide for restrictions to limit changes in color, material and design of the dwelling.

#### 151.05.14 Dwelling, Apartment

- A. The following standards shall apply to new development, redevelopment, and building expansions greater than 50 percent of the floor area of an existing building unless otherwise approved by the Zoning Administrator or City Council:
  - 1. All multiple-family dwelling buildings shall be designed and constructed to have the equivalent of a front appearance on each facade.
  - 2. All building facades shall include a variety of materials and textures.
  - 3. All accessory or ancillary structures, including garages, shall be designed and constructed with the same facing materials as the principal structure. The materials shall be used in the same or better proportions as used on the principal structure.
  - 4. All building entrances shall incorporate arcades, roofs, porches, alcoves, porticoes or awnings that protect pedestrians from the rain and sun. In addition, the primary front entrance shall be clearly articulated and obvious from the street through the use of design features as awnings, canopies, pillars, special building materials or architectural details.
  - 5. All building facades may not exceed 60 feet in length without the division of the façade into smaller sections through articulation such as vertical recesses or projections, window bays, balconies or changes in exterior materials.
  - 6. The ground floor of the building shall be distinguished from the upper floors through the use of an awning, trellis, arcade, window lintels, intermediate cornice line, or brick detailing.
- B. Any exterior trash or garbage disposal or storage shall be fully enclosed by screening walls with access gate, made of the similar materials as the principal structure.
- C. Sidewalks shall be provided from parking areas, loading zones and recreation areas to the entrance(s) of the building.
- D. Outdoor swimming pools or other intensive recreation shall observe setbacks required for the principal structure.
- E. Height
  - 1. When a structure is located within 30 feet of a residentially-zoned property outside of the development, the fourth floor must be stepped back 12 feet from the third floor building envelope.
- F. A 15 foot buffer meeting the requirements of Section 151.04.36 Screening shall be provided along all property lines abutting the R-1 or R-2 Districts.
- G. In addition to the requirements above, apartments in the CBD shall adhere to the following:
  - 1. For apartment uses immediately adjacent to Highway 8 or North 1<sup>st</sup> Avenue, exclusive of required entrances, the residential use and any parking may occupy no portion of the front one-half (½) of the first story floor area. For corner or through lots, the standard shall be applied to one (1) street frontage as determined by the Zoning Administrator in consultation with the applicant. As permitted in Table 151.02.01 Principal Uses Table, non-residential uses are allowed in the front one-half (½) story floor area.
  - 2. The orientation of the apartment structure shall match the orientation of other existing principal structures along the block on which it is located.

#### 151.05.15 Dwelling, Apartment Mixed Use

- A. Exclusive of required entrances, the residential use and any parking may occupy no portion of the front one-half (½) of the first story floor area. For corner or through lots, the standard shall be applied to one street frontage as determined by the Zoning Administrator in consultation with the applicant. As permitted in Table 151.02.01 Principal Uses Table, non-residential uses allowed in the front one-half (½) of the first story floor area include, but are not limited to, the following:
  - 1. Retail sales;
  - 2. Personal services; and
  - 3. Business and technical services.

- B. The following standards shall apply to new development, redevelopment, and building expansions greater than 50 percent of the floor area of an existing building unless otherwise approved by the Zoning Administrator or City Council:
  - 4. All multiple-family dwelling buildings shall be designed and constructed to have the equivalent of a front appearance on each facade.
  - 5. All building facades shall include a variety of materials and textures.
  - 6. All accessory or ancillary structures, including garages, shall be designed and constructed with the same facing materials as the principal structure. The materials shall be used in the same or better proportions as used on the principal structure.
  - 7. All building entrances shall incorporate arcades, roofs, porches, alcoves, porticoes or awnings that protect pedestrians from the rain and sun. In addition, the primary front entrance shall be clearly articulated and obvious from the street through the use of design features as awnings, canopies, pillars, special building materials or architectural details.
  - 8. All building facades may not exceed 60 feet in length without the division of the façade into smaller sections through articulation such as vertical recesses or projections, window bays, balconies or changes in exterior materials.
  - 9. The ground floor of the building shall be distinguished from the upper floors through the use of an awning, trellis, arcade, window lintels, intermediate cornice line, or brick detailing.

#### **151.05.16 Dwelling, Live/Work**

- A. Any commercial use permitted in the zoning district applicable to the property is permitted in the live/work unit.
- B. Live/work units located at street level are subject to the development standards for ground-floor retail or commercial establishments as follows:
  - 1. A minimum of 80 percent of a structure's street front façade at street level shall be occupied by nonresidential uses.
  - 2. The ground floor shall have a minimum floor-to-floor height of 13 feet.
- C. Parking for customers, if required, shall be separate from resident parking.
- D. Within each live/work unit, the living portion of the unit shall not exceed one third (1/3) of the total floor area of the unit.

#### **151.05.17 Dwelling, Apartment with Residential Support Services**

- A. For apartment uses immediately adjacent to Highway 8 or North 1<sup>st</sup> Avenue, exclusive of required entrances, the residential use and any parking may occupy no portion of the front one-half (½) of the first story floor area. For corner or through lots, the standard shall be applied to one (1) street frontage as determined by the Community Development Department in consultation with the applicant. As permitted in Table 151.02.01 Principal Uses Table, non-residential uses are allowed in the front one-half (½) story floor area.
- B. The orientation of the apartment structure shall match the orientation of other existing principal structures along the block on which it is located.
- C. Windows or other transparent materials should make up 60 percent of the ground floor.
- D. Buildings should be designed with significant variation in the façade every 60 feet and minor variations at least every 20 feet. Variation can be achieved with articulation, color, texture, materials, doors, and windows.

#### **151.05.18 Cottage Courtyard Development**

- A. Minimum distance between dwelling units shall be 12 feet.

- B. Each cottage courtyard development shall provide a shared courtyard which is centrally located, allowing each dwelling unit to be located adjacent to the shared courtyard. Minimum width and depth of the shared courtyard shall be 20 ft.
- C. Each dwelling with street frontage shall have a principal entrance facing the front property line and street. Each dwelling that does not have street frontage shall have a principal entrance facing the shared courtyard.
- D. Dwelling units shall be limited to a height of 25 feet.
- E. Dwelling units shall have one (1) of the following:
  - 1. A pitched roof covered with shingles or tiles;
  - 2. A pitched metal roof that is shingle-colored; or
  - 3. A flat, vegetative roof.
- F. Roofs for each dwelling unit shall have eaves of not less than six (6) inches.
- G. Pedestrian paths shall be provided to ensure pedestrian access from each individual dwelling unit to the front property line and street.
- H. All parking shall be provided in a shared parking area in the rear or side yard.

#### **151.05.19 Manufactured Home Park**

- A. Generally

All regulations prescribed by the State Board of Health or other authority having jurisdiction and the regulations of the Building Code of the city shall be complied with in addition to the regulations set forth in this subsection.
- B. Size

Any manufactured home park established after the effective date of this Chapter shall contain not less than 20 manufactured home lots and shall be at least three (3) acres in area.
- C. Access
  - 1. Each manufactured home park shall abut upon a public street and shall have no less than two (2) ingress and egress locations abutting the public street.
- D. Setback Requirements

Structures in manufactured home parks shall be set back 20 feet from front and rear property lines and 12 feet from side perimeter property lines.
- E. Interior Requirements

The following requirements shall apply to the interior of the manufactured home park:

  - 1. Interior streets

The minimum roadway width of interior one-way streets with parking permitted on one side shall be 21 feet. The minimum roadway width of two-way streets with parking permitted on one side shall be 30 feet. The minimum width of two-way streets without parking shall be 20 feet. The streets shall be paved according to City specifications for residential streets, maintained in good condition and lighted at night.
  - 2. Lot area

The minimum lot area per manufactured home site shall be 5,000 square feet.
  - 3. Utilities

Each manufactured home shall be equipped with one electric outlet and hookups for municipal water and sewer. Metering shall follow Minn. Stat. 327C.04. Fire hydrants shall be located in accordance with generally accepted practices as determined by the City Fire Marshal and City Engineer.
  - 4. Distance between manufactured homes

The minimum distance between neighboring manufactured homes shall be 12 feet.
  - 5. Setback from interior streets

No manufactured home shall be located closer than ten feet to the traveled portion of an interior street.

6. Off-street parking

Off-street parking shall be provided at the ratio of two (2) spaces for each manufactured home lot.

F. Required Improvements

In order that a manufactured home park may be harmonious within itself and with the surrounding area, the following improvements shall be required:

1. Provisions per City standards for the control of surface drainage, approved by the City Engineer, must be incorporated on the site.
2. All areas not used for access, parking, circulation, buildings and service shall be completely and permanently landscaped and the entire area maintained in good condition.
3. Screening a minimum of 12 feet wide and meeting the standards of Section 151.04.36 shall be located and maintained along all exterior boundary lot lines not bordering a street.
4. Skirting for manufactured homes is required.
  - a. Skirting shall be a permanent exterior material color coordinated to match the decor of the manufactured home.
  - b. All skirting shall be firmly attached and maintained in good repair.
  - c. No other buildings or structures shall be attached to a manufactured home, as specified by the Building Code. This shall not prevent the use of an awning of aluminum, canvas or fiberglass, which may be enclosed by mesh screen, and which shall not be larger than 120 square feet in floor area.
5. Accessory structures allowed shall be one (1) utility building per lot no larger than 120 square feet and one (1) automobile storage garage no larger than eight (8) percent of the lot or 300 square feet, whichever is greater.
  - a. No accessory structure shall be placed less than two (2) feet from any lot line; less than six (6) feet from the main structure and/or closer to the street than the front of the main structure.
  - b. Automobile storage garages shall be constructed in strict compliance with the State Building Code and must be approved by the City Building Official and the park owner(s) or their authorized representative.
6. There shall be provided within each manufactured home park, a recreation site or sites, for the exclusive use of the park occupants. The recreation site shall have a minimum area of 10,000 square feet for each 50 units or fraction thereof. Where possible, the area shall be configured so it is no longer than two (2) times its width. The recreational sites shall be provided with equipment as approved by the City Council.

G. Commercial Operations Restricted

1. No commercial operation shall be conducted within the park other than those necessary for the operation thereof. A common laundering facility is an allowed use. Commercial sales lots for manufactured homes are prohibited.

H. Parking Restrictions

Except as may be authorized by general traffic and parking regulations or ordinances, no person shall park or occupy any recreational vehicle in a manufactured home park.

I. New Application Required for Enlargement, Extension or Transfer of Permit

Any enlargement or extension to any existing manufactured home park or transfer of an existing permit shall require a new application for a conditional use permit as if it were a new establishment.

J. Storm Shelter Facilities

There shall be provided within each manufactured home park that has 10 units or more, except a park for travel trailers, suitable storm shelter facilities constructed to withstand a free field of wind of 200 mph, a 1.2.PSI drop in four (4) seconds, of any type of missile projections. Storm shelter facilities shall comply with the most recent State Building Code requirements and State Health Department

standards. The area of the shelter facilities shall be equal to seven and one-half square feet per manufactured home lot.

K. Promulgation of Additional Regulations

In addition to the foregoing, the City may impose other conditions, requirements or limitations concerning the design, development and operation of the manufactured home park it may deem necessary for the protection of adjacent properties and the public interest.

---

## **Part 2      Principal Uses – Residential, Group Living**

### **151.05.21 Bed and Breakfast Facility**

- A. The owner or operator shall reside on the property.
- B. The establishment shall conform to State Health and Building Code requirements.
- C. The only meal served to guests shall be breakfast and only guests shall be served.
- D. Guests shall not stay for more than 14 days within any 90-day period.
- E. On-premises advertising for any bed and breakfast facility located in any residential district shall be limited to either one (1) wall sign or one (1) freestanding sign not more than four (4) square feet in area per sign face. The content of any such sign shall be limited to identifying not more than the name and address of the facility. No sign shall be internally illuminated.
- F. No cooking or cooking facilities shall be allowed or provided in the guest rooms.

---

## **Part 3      Principal Uses – Commercial**

### **151.05.31 Adult Oriented Entertainment Business**

- A. Location. The property line of the parcel upon which the sexually oriented adult establishment is located shall not abut the property line of:
  - 1. A residentially zoned property;
  - 2. A licensed day care;
  - 3. A public or private educational facility such as an elementary, junior high or senior high;
  - 4. A public park; or
  - 5. A church.
- B. License. No person, partnership, firm, business or corporation shall own or operate a sexually oriented adult establishment without having first secured a business license as provided for in these ordinances.

### **151.05.32 Animal Boarding, Shelter, or Daycare Center**

- A. An odor mitigation plan shall be provided to demonstrate how impacts from odors will be minimized.
- B. All outdoor areas for animals shall be enclosed with a fence.
- C. A facility sharing a common building wall, ceiling, or floor plate with another use or structure must provide engineering detail demonstrating sound attenuation to STC rating of 55 or higher for such common walls and ceilings. Noise testing by a qualified noise professional may be required as a condition of approval prior to issuance of a building certificate of occupancy.
- D. All outdoor designated areas for animals shall be located a minimum of 125 feet from a residential property line.
- E. An indoor facility must be located at a minimum of 50 feet from a residential property line.

### **151.05.33 Child Care Center**

A child care center may be permitted as a principal use in commercial and mixed use districts as long as the following standards are met:

- A. The child care center shall be licensed by the State of Minnesota; and

- B. Play equipment, swings, sand boxes, or structures shall not be located in the front yard.

#### **151.05.34 Marina, Commercial**

- A. The marina shall only be used for the purpose of storing, displaying, and renting of boats and renting of slips and shall not be used for any other purpose.
- B. The Conditional Use Permit shall establish the marina size, including location, number, and size of slips and the construction of any on-shore improvements, such as administrative offices, storage, restrooms, and racks for kayaks, canoes, and paddleboards. An office/storage pontoon can also be parked in the marina for administrative purposes and to store equipment. The office/storage pontoon shall not count towards the number of boats or slips available for rental.
- C. Boat rentals shall be limited to the hours of 7 a.m. –10 p.m. daily, or as further restricted by the Minnesota Department of Natural Resources.
- D. Restroom facilities for employees and customers must be provided on-site or through a recordable document with an adjacent property.
- E. Parking shall be established through the Conditional Use Permit. Consideration should be given to providing one and one-half (1.5) parking spaces for each rental boat or slip.
- F. A public water work permit shall be obtained from the Minnesota Department of Natural Resources before the marina is constructed.
- G. The marina must provide for garbage storage and removal at a rate of at least once per week.

#### **151.05.35 Outdoor Recreational Facility, Commercial**

- A. No overnight accommodations shall be provided.
- B. All structures, such as clubhouses, maintenance facilities, or concession stands, and portions of the parcel used for the outdoor commercial recreation, including temporary structures, shall meet the greater of the minimum setback requirements of the zoning district in which it is located or 300 feet from any existing residential dwelling on an adjacent parcel.
- C. Local and state health and liquor regulations shall be met if food or beverages are served.
- D. Hours of operation shall be limited to 8 a.m. to 10 p.m. The City Council may grant approval for modified hours of operation.
- E. Any outdoor lighting shall be arranged so as to reflect the light away from adjoining property and right-of-way.
- F. If there is a commercial kitchen on-site or if the facility has its own liquor license, one (1) of the following must be provided:
  - 1. The facility must be connected to a municipal sewer system.
  - 2. The facility must be connected to an individual sewage treatment system that complies with regulations from the Minnesota Pollution Control Agency (PCA).

#### **151.05.36 Storage Facility, Personal**

- A. Facility shall consist of a permanent structure(s) only; temporary/mobile storage units, such as storage pods and shipping containers, are prohibited.
- B. Individual storage units shall be used for dead storage only. Storage units shall not be used for retail, commercial, human habitation, office, workshop, studio, hobby or rehearsal area, manufacturing or processing of goods, or repair/service of autos or equipment. Auctions, garage or estate sales are prohibited.
- C. Storage of flammable, hazardous or perishable materials and keeping of animals is prohibited.
- D. Outdoor storage, including vehicles and boats, may be allowed with the approval of a Conditional Use Permit. Any outdoor storage use shall be required to meet the standards listed in Section 151.05.41 Open and Outdoor Storage.



- E. All doors to the storage units shall be internally accessed; doors shall be internally facing and shall not face any street or property line.
- F. The entire facility shall be secured by either the walls of the structure(s) and/or fencing.
- G. The use shall be screened from view of any residential use, residential district, or public right-of-way.
- H. All areas intended for driving, parking, and loading shall be paved with asphalt or concrete.
- I. Mini-storage facilities adjacent to residential uses shall not operate or allow tenant access between the hours of 10 p.m. and 7 a.m.
- J. The overall height of light fixtures installed to illuminate parking lots and exterior grounds shall not exceed the height of any principal structure.

---

## **Part 4      Principal Uses – Industrial**

### **151.05.41 Open and Outdoor Storage**

- A. Use shall be surrounded by a solid fence, berm, or evergreen planting screen completely preventing a view from any other property or public right of way.
- B. Use shall be at least 600 feet from residential districts.

---

## **Part 5      Accessory Uses, A-M**

### **151.05.51 Accessory Dwelling Units (ADUs)**

- A. Only one ADU may be created per single-family dwelling.
- B. ADU size must meet the structure area requirements for accessory structures listed in Section 151.05.52.
- C. Internal or attached ADUs must meet principal structure setbacks. Detached ADUs shall meet accessory structure setbacks.
- D. ADUs must meet zoning district height restrictions. Internal or attached ADUs shall adhere to the maximum height permitted for principal structures within the applicable zoning district. Detached ADUs shall not exceed the height of the principal structure.
- E. An ADU shall meet minimum building code standards for an efficiency unit.
- F. There shall be no more than two (2) occupants per bedroom.
- G. The owner(s) of the property must continue to occupy at least one (1) of the dwelling units on the property as their primary residence, except for a bona fide temporary absence.
- H. All vehicles owned by owners or tenants must be kept on-site, on improved surfaces.
- I. A deed restriction shall be created and recorded with Chisago County restricting the independent sale of an ADU and requiring adherence to size limitations and other requirements found in this Chapter.
- J. Short-term rental of ADUs is permitted.

### **151.05.52 Accessory Structures**

- A. General
  - 1. An accessory building shall be considered attached to the principal building if it is connected to the principal building by a covered passageway. Attached accessory structures shall meet principal structure setback and dimensional requirements.
  - 2. Accessory structures shall not be located within a drainage or utility easement.
  - 3. Detached accessory structures shall not:
    - a. Be located in the street yard, except for riparian lots;
    - b. Be located five (5) feet or less from side or rear lot lines of adjoining lots, except as otherwise provided within this Chapter. For riparian lots, accessory structures in the street yard shall be set back at least 35 feet; nor
    - c. Be constructed prior to the primary structure.

- B. Height
  - 1. The roof pitch for any accessory structure over 120 square feet shall be similar to that of the primary structure located on the same parcel.
  - 2. No structure shall exceed the maximum building height for its respective zoning district.
- C. Detached Accessory Structure Size
  - a. The following table lists the total allowable area and height of detached accessory structures by lot size:

Table 151.05.01 Detached Accessory Structure Size

Lot Size	Total Detached Accessory Structure Area	Sidewall Height
Under 0.5 acre	75% of the principal structure footprint, up to 900 sq. ft.	10 ft.
0.5 to 1 acre	75% of the principal structure footprint, up to 1,200 sq. ft.	10 ft.
1 to 5 acres	75% of the principal structure footprint, up to 2,000 sq. ft.	12 ft.
5 to 10 acres	3,000 sq. ft.	14 ft.
Over 10 acres	5,000 sq. ft.	16 ft.

- 2. For residential properties less than one-half (0.5) acre in area without an attached garage, an additional 500 square feet shall be allowed beyond the maximum size referenced in the table above.
- 3. One (1) detached accessory structure with a nonpermanent foundation per lot is permitted.
  - a. The maximum allowable size of this structure is 200 square feet which is counted as part of total allowable square footage.
  - b. For riparian lots, one (1) water-oriented accessory structure and one (1) fish house may be permitted. The size of these structures will be counted as part of total allowable square footage.
- 4. Any existing, detached accessory structures on a lot created after July 16, 2020 shall meet all regulations listed in this Section.
- 5. Detached accessory structures located in the rear yard and entered from the alley shall be setback at least 20 feet from the rear lot line. Lots platted prior to January 1, 1980 which do not meet lot width requirements, may have garages located with a rear yard setback of 10 feet to the property line.
- 6. The allowable area of detached accessory structures as listed in Table 151.05.01 shall not apply to uses which require additional covered parking spaces by Section 151.04.24. Required Number of Spaces of the City Code.
- 7. This Section shall not limit structures which are needed to provide parking by Section 151.04.24 of the Code.
- 8. The size limits listed here shall not apply to multi-family residences which are required to provide parking spaces by Table 151.04.02 Off-Street Parking and Loading Spaces Required of this Code.

**151.05.53 Antennas and Support Structures**

- A. Antennas exempt from building permit requirements include:
  - 1. Antennas whose heights, without additional supporting structures, are less than five (5) feet and are mounted on the roof of any building.
  - 2. Any cable television company duly franchised by the City.
  - 3. The City is exempt from these regulations.
- B. The erection of any non-exempt antenna requires a building permit and may be installed subject to the following standards:

1. In all residential zoning districts, antennas shall not be located in the street yard of any dwelling nor on the lake side of any riparian lot. Antennas may be located in the street yard of a riparian lot.
  2. No signage shall be displayed on any antenna.
  3. Antennas attached or mounted to buildings shall comply with the requirements of the Uniform Building Code 1988, Chapter 23, Section 23.11, Wind Design of the State Building Code.
  4. Free standing antenna shall be set back from all lot lines a distance at least equal to their height.
- C. Amateur radio support structures (towers) shall not exceed a height above ground level of 70 feet, unless a conditional use permit has been granted. They shall be mounted on the roof of a dwelling or other building or located in the rear yard unless there is not sufficient space to erect them in those locations. They shall be installed in accordance with the instructions furnished by the manufacturer of that tower model. Because of the experimental nature of the amateur radio service, antennas mounted on a tower may be modified and changed at any time so long as the published allowable load on the tower is not exceeded and the structure of the tower remains in accordance with the manufacturer's specifications.

#### **151.05.54 Child Care**

- A. Child care family and child care group family  
Family child care providers are permitted as an accessory use in any residential district as long as the following standards are met:
1. Must comply with all state and local standards.
  2. The use of any accessory building or accessory structure for child care is not allowed.
  3. Off-street parking shall be provided as follows:
    - a. Meet the requirements of parking for the dwelling;
    - b. One (1) space per non-resident employee; and
    - c. One (1) space for pick-up/drop-off.
  4. Signage shall be limited to a two foot by two foot (2'x2'), non-illuminated sign.

#### **151.05.55 Drive-Through Establishment**

- A. All drive-thru lanes shall be clearly identified using striping, landscaping, and/or signs.
- B. Curb-cut entrances for queuing driveways and exit driveways shall be consolidated with any other driveway entrances or exits on the site.
- C. Drive-thru windows, drop boxes, menu boards, and associated or similar structures shall be located to the rear or side of the principal building, and must incorporate landscape screening, decorative fences, walls, or a combination of these elements to minimize their view from the street.
- D. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service of adjacent streets and intersections. Access shall be located so that access can be provided without generating significant traffic on local residential streets.
- E. Drive-thru lanes shall be designed in a manner that allows drivers not using the drive-thru, or wishing to exit the drive-thru area, to bypass the drive-thru lane(s). The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian or vehicular conflicts.
- F. All new lighting must be LED, fully shielded, be no brighter than needed for the task, and shine only where it is needed. Lights should have a correlated color temperature (CCT) of 3,000 Kelvin (K) or lower, and dim or turn off at 11PM or one hour after close of business, whichever is later. Existing lighting should be retrofitted or replaced to meet these standards.

- G. Menu boards must be no brighter than needed for the task, be lit with LED lights of a correlated color temperature (CCT) no higher than 5,000 Kelvin (K) (ideally 4,000K or lower), and be turned off when the drive-thru closes.
- H. A minimum of 100 feet leading to the drive-up window for one (1) lane and 60 feet per lane when more than one (1) lane shall be provided for queuing.
- I. Any canopy as part of this use shall be compatible with the architectural design and materials of the principal structure.
- J. If the drive-thru facility is adjacent to residential uses:
  - 1. The facility shall establish sound barriers and be screened from vehicle lights in stacking areas.
  - 2. Systems for placing of orders shall be located and designed so that noise is not perceptible on adjacent residential properties.
- K. The hours of operation are limited to 6 a.m. to 10 p.m. unless extended by the City Council as part of a Conditional Use Permit.

### **151.05.56 Home Occupations**

- A. The following activities shall be prohibited from being Home Occupations:
  - 1. Animal kennels;
  - 2. Funeral chapel;
  - 3. Dispatch where persons come to a site and are dispatched to other locations;
  - 4. Firearm training or instruction;
  - 5. Business that rents vehicles or equipment, such as trailers;
  - 6. Tow truck; and
  - 7. Excavating.
- B. Family child care and group family child care uses are not considered a home occupation but are subject to the regulations in 151.05.54 Child Care.
- C. Home occupations are permitted in residential and mixed-use zoning districts as long as the following standards are met:
  - 1. The home occupation is conducted entirely within the enclosed portion of the dwelling and does not interfere with the principal use of the dwelling for residential living purposes;
  - 2. The entrance to the space devoted to the home occupation is within the building;
  - 3. At any time, each dwelling unit shall not have more than two (2) nonresident employees employed by or engaged in a home occupation working within the dwelling. This limit shall apply regardless of the number of home occupations in operation. For purposes of this Section, nonresident employee shall include an employee, business partner, independent contractor or other person affiliated with the home occupation who is not a resident of the dwelling unit.
  - 4. There shall be no exterior evidence of the home occupation and no alterations, whether interior or exterior, shall change the character of the structure as a dwelling unit. This includes that no mechanical equipment or machinery shall be used for the home occupation other than is usually, customary, and incidental to the residence for domestic or hobby purposes;
  - 5. There is no outside storage or display of products, equipment, or merchandise;
  - 6. There is no activity or equipment used that creates noise, vibration, glare, fumes, odor, or electric or television interference discernable at the property line;
  - 7. Merchandise shall not be displayed or offered for sale outside of the residence. Orders previously made online, by telephone, or at a sales party may be filled on the premises;
  - 8. When required, a license from the state shall be maintained at all times and the home occupation shall operate in compliance with the terms of that license and all applicable regulations of the state;
  - 9. Signage shall be limited to a four (4) square foot, non-illuminated name plate attached to the building entrance;

10. In addition to the off-street parking required for the principal dwelling use, two (2) improved off-street parking spaces must be provided for customers and an improved off-street parking space must be provided for each non-resident employee;
11. Customer hours are limited to the period of 7 a.m. to 9 p.m. on weeknights and 8 a.m. to 10 p.m. on weekends.

#### **151.05.57 Keeping of Bees**

See Section 92.16.

#### **151.05.58 Keeping of Chickens**

See Section 92.15.

#### **151.05.59 Membrane Structure**

- A. Membrane covered structures shall be neutral colored (i.e., dark green, tan, brown, etc.).
- B. There shall be no more than one (1) membrane-structure per property and such structure shall not exceed 400 square feet.
- C. Membrane structures shall be included in accessory structure size and impervious surface calculations.
- D. Membrane structures shall meet the appropriate setbacks for accessory buildings and shall not be placed in a location which obstructs traffic visibility.
- E. Membrane structures shall be adequately anchored and/or secured to the ground.
- F. Privately owned membrane structures shall not be placed on public property.

---

### **Part 6      Accessory Uses, N-Z**

#### **151.05.61 Open and Outdoor Storage, Sales, Service, and Rental**

- A. Use shall be surrounded by a solid fence or evergreen planting screen completely preventing a view from any other property or public right of way.
- B. Use shall be at least 600 feet from residential districts.
- C. Open and outdoor storage and service shall not be located in the street yard. Sales and rental may be located in the street yard.

#### **151.05.62 Outdoor Dining**

- A. The outdoor dining area shall be contiguous to the food or beverage service principal use to which it is accessory.
- B. The outdoor dining area must not extend beyond the frontage of the principal use, unless a written statement, signed by the owners and tenants of any adjacent business fronting the street, indicates approval of the placement of the outdoor dining area in front of their business.
- C. Outdoor dining may be permitted within any setback area on private property and on public right-of-way with the approval of the City Council.
- D. The outdoor dining area shall be clearly delineated by fences, walls, or plant materials that have a height of less than 42 inches.
- E. None of the minimum number of off-street parking stalls required for the principal use shall be occupied by the outdoor dining area.
- F. When an outdoor dining area is located adjacent to a street, a clear, continuous pedestrian path, parallel to the curb and not less than five (5) feet in width, shall be required for pedestrian circulation outside of the outdoor dining area.
- G. The outdoor dining area shall not include nor be located within five (5) feet of fire hydrants, or other facilities deemed necessary for public safety.

- H. Operating hours for the outdoor dining area shall be consistent with the hours of the associated business. Outdoor dining areas within 300 feet of a residential district shall not be operated between the hours of 10 p.m. and 7 a.m.
- I. All food and drink preparation shall be performed within the principal use. No preparation or storage of food or drink shall be permitted within the outdoor dining area.
- J. All equipment associated with the outdoor dining area that is stored outdoors when not in use shall be neatly stacked in an area approved by the City on a site plan.
- K. Prerecorded music within the outdoor dining area shall only be permitted during the hours of operation of the outdoor dining area and shall be kept at a volume that does not create a nuisance for adjacent properties. There shall be no televisions within the outdoor dining area.
- L. Adequate lighting in and around the outdoor dining area shall be provided at all times. Lighting fixtures shall be limited to fixtures attached to the building facade or upon private property.

### **151.05.63 Outdoor Parking or Seasonal Storage of Recreational Vehicles**

- A. Recreational vehicles and equipment of any kind or type without current legal license plates, or those that are inoperable, shall not be parked or stored on any property other than in completely enclosed buildings.
- B. Number
  - 1. On non-riparian lots and those lots less than one-half (0.5) acre in size, no more than three (3) recreational vehicles or equipment shall be parked or stored outside of a building on the property.
  - 2. On riparian lots and lots exceeding one-half (0.5) acre in size, no more than four (4) recreational vehicles or equipment shall be parked or stored outside of a building on the property.
  - 3. The number of recreational vehicles and equipment may exceed the above allowances if they are parked inside a building.
  - 4. Hand-carried and non-motorized recreational vehicles and equipment, such as canoes, kayaks and bicycles, are exempted from these regulations.
- C. Parking and storage regulations
  - 1. Street yard

One (1) recreational vehicle and equipment may be parked in the street yard, provided it is:

    - a. Entirely on the equipment owner's property;
    - b. No closer than 10 feet from the edge of the roadway;
    - c. No closer than five (5) feet from the side lot line; and
    - d. Does not encroach upon a pedestrian walkway.
  - 2. Side yard
    - a. One (1) recreational vehicle or equipment may be parked in an interior side yard no closer than five (5) feet to a side property line.
    - b. All recreational vehicles and equipment stored in a corner side yard shall be set back at least 30 feet from the right-of-way.
  - 3. Recreational vehicles and equipment may be parked in the rear yard, provided the location is at least five feet from the rear lot line, five (5) feet from the side lot lines, and not located within a drainage or utility easement, alley, or other right-of-way.
  - 4. For riparian lots, a total of three (3) recreational vehicles or equipment may be parked in the street or side yard meeting the setbacks listed in Items 1 and 2 above.
  - 5. Street parking prohibited
    - a. Recreational vehicles and equipment shall not be parked or stored in a street or in the public right-of-way for more than 24 consecutive hours.
    - b. No on-street parking is allowed between the hours of 2 a.m. and 6 a.m., between November 15 and April 1 of the following year, those dates inclusive.

- c. In any prosecution charging a violation of the above provisions, the presence of a vehicle that is stopped, standing, or parked in violation of the below provisions, shall be prima facie evidence that a registered owner committed or authorized the commission of such violation.
6. One (1) additional recreational vehicle or equipment may be parked on an improved driveway for loading, unloading and cleaning for a period not to exceed 72 hours; provided it is not within 10 feet of the edge of the roadway, and it does not encroach upon a pedestrian walkway.
7. Permit to connect to water and electricity  
An administrative permit of up to seven (7) days, renewable once during a 12-month period, may be obtained from the Zoning Administrator to allow a recreational vehicle or equipment to be connected to water and electricity.

#### **151.05.64 Short Term Vacation Rental**

- A. The property owner shall obtain a Short-Term Rental Housing License from Chisago County.
- B. The maximum number of overnight guests will be limited to two (2) times the number of bedrooms rented plus one (1).
- C. Dwelling Requirements
  1. The dwelling must be connected to sewer and water.
  2. Rooms used for sleeping shall have an egress window and functioning smoke detectors.
  3. The guest(s) must have access during their entire stay to a full bathroom, including sink, toilet, and tub or shower.
- D. Parking
  1. All guest parking must be accommodated on improved surfaces on the premises. No on-street parking is allowed for guests.
  2. At a minimum, parking shall be provided at the following rate:
    - a. One (1) space for each one- or two-bedroom rental
    - b. Two (2) spaces for each three-bedroom rental
    - c. Spaces equal to the number of bedrooms minus one for each 4 and 4+ bedroom rental
  3. In short term vacation rentals where the property owner resides on the premise, additional off-street parking for personal use must be provided at a rate of one (1) parking space per two (2) bedrooms not dedicated to the guest use.
- E. If not residing on the property, the property owner or a manager/representative must be located within 30 miles of the property. The property owner shall maintain with the City the name, address, phone number, and email for the local contact or managing agent for the property.
- F. A guest record must be maintained, including the name, address, phone number, and vehicle license plate information for all guests. This record must be provided to the City within 48 hours of a request for the guest record.
- G. Guest Disclosures  
The property owner must disclose in writing to their transient guests the following rules and regulations. This disclosure shall be conspicuously displayed in the home:
  1. The name, phone number and address of the owner, operating lessee or managing agent/representative;
  2. The maximum number of guests allowed at the property;
  3. The maximum number of vehicles allowed at the property and where they are to be parked;
  4. City nuisance ordinances requirement that noise levels be reduced between 10 p.m. and 8 a.m. and that this will be enforced by the Lakes Area Police Department; and
  5. Property rules related to use of outdoor features, such as decks, patios, grills, recreational fires, saunas and other recreational facilities.
- H. All garbage must be kept in rubbish containers that are stored out of view of a public street.
- I. No signage pertaining to the short-term vacation rental is allowed on the property.

### **151.05.65 Small-Scale Solar Energy Generation System**

- A. Height. Solar energy systems are subject to the following height requirements:
  - 1. Building- or roof-mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. For the purposes of height measurement, solar energy systems other than building-integrated systems shall be considered to be mechanical devices and are restricted consistent with other building-mounted mechanical devices for the zoning district.
  - 2. Pole-mounted solar energy systems shall not exceed 15 feet in height when oriented at maximum tilt.
- B. Location within Lot. Solar energy systems must meet accessory structure setbacks for the appropriate zoning district.
  - 1. Building- or Roof-mounted Solar energy systems. In addition to the building setback, the collector surface and mounting devices for building- or roof-mounted solar systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge. The collector and racking for roof-mounted systems that have a greater pitch than the roof surface shall be set back from all roof edges by at least two (2) feet. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.
- C. Visibility. Solar energy systems in the CBD and any residential districts shall be designed to minimize visual impacts from the public right-of-way.
  - 1. Building Integrated Systems
    - a. Building-integrated systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use, and performance standards for the district in which the building is located.
  - 2. Aesthetic Restrictions
    - a. Roof-mounted systems shall not be restricted for aesthetic reasons if the system is not visible from the closest edge of any public right-of-way other than an alley or if the system meets the following standards:
      - i. Roof-mounted systems on pitched roofs that are visible from the nearest edge of the street frontage right-of-way shall have the same finished pitch as the roof and be no more than 10 inches above the roof.
      - ii. Roof-mounted systems on flat roofs that are visible from the nearest edge of the street frontage right-of-way shall not be more than five (5) feet above the finished roof and are exempt from any rooftop equipment or mechanical system screening.
    - b. Reflectors. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties.
- D. All solar energy systems shall comply with the Minnesota State Electrical Code.
- E. All solar energy systems shall comply with all applicable federal, state and local laws, rules and regulations.
- F. Solar panels must be removed and properly disposed of if they are out of production for more than one (1) year unless the Planning Commission grants an extension of time for their removal.

### **151.05.66 Small-Scale Wind Energy Conversion System (SWECS)**

- A. SWECS shall meet the following standards:
  - 1. No more than one (1) SWECS may be placed on a lot.
  - 2. Lots containing a SWECS shall have an area of at least 10 acres.
  - 3. No SWECS shall be allowed within the Shoreland Overlay District.



4. The base of the SWECS tower shall be set back at least 100 feet from all property lines. SWECS shall not be installed in the street side yard of any lot. SWECS shall not be located more than 100 feet from the principal structure on the property.
5. SWECS shall be set back a distance equal to the height of the SWECS from a floodplain, pond, or wetland.
6. SWECS shall not encroach on public drainage, utility, roadway, or trail easements.
7. A maximum hub height of 30 feet is allowed.
8. A maximum blade length of 15 feet is permitted.
9. The minimum distance from the ground for the lowest point of a blade or any moving part shall be 12 feet.
10. Roof- or wall-mounted SWECS are not permitted.
11. SWECS shall comply with Minnesota Pollution Control Agency standards outlined in Minnesota Rules Chapter 7030 at all property lines.
12. SWECS are exempt from the screening requirements for the district in which they are located.
13. All portions of the SWECS shall be a nonreflective surface, subject to the approval of the Zoning Administrator. Only monopole towers are permitted. The appearance of the turbine, tower, and any other related components shall be maintained throughout the life of the SWECS pursuant to industry standards. Systems shall not be used for displaying any advertising, nor for other uses including but not limited to cell phone antennas, flags, ham radio antennas, etc. No components unnecessary to the operation of the SWECS shall be allowed. Systems shall not be illuminated.
14. The electrical collection system shall be placed underground within the interior of each parcel.
15. No SWECS shall produce vibrations through the ground that are humanly perceptible beyond the property on which it is located.

B. Safety

1. Standards and certification
  - a. Standards. SWECS shall meet minimum standards such as International Electrotechnical Commission (IEC) 61400-2 or the American Wind Energy Association's (AWEA) Small Wind Turbine Performance and Safety Standard or other standards as determined by the Zoning Administrator.
  - b. Certification. SWECS shall be certified by Underwriters Laboratories, Inc. and the National Renewable Energy Laboratory, the Small Wind Certification Council or other body as determined by the Zoning Administrator. The City reserves the right to deny a building permit for proposed SWECS deemed to have inadequate certification or testing for operation in a severe winter climate.
  - c. Maintenance. SWECS shall be maintained under an agreement or contract by the manufacturer or other qualified entity. The owner of the SWECS shall once every two (2) years have the SWECS inspected by a licensed qualified professional and submit to the city a report on the status and condition of the SWECS.
2. Utility connection. All grid connected systems shall have an agreement with the local utility prior to the issuance of a building permit. A visible external disconnect must be provided if required by the utility.

C. A building permit shall be obtained for any SWECS prior to installation.

D. The power produced from a SWECS shall only be used for on-site consumption except if connected to the local utility power grid per the provisions of this section.

E. If the SWECS remains nonfunctional or inoperative for a continuous period of one (1) year, the system shall be deemed to be abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after a demolition permit has been obtained. Removal includes the entire structure including foundations to below natural grade and transmission equipment.

## 151.05.67 Swimming Pools

### A. Purpose and Intent

The intent of this section is to protect the public health, safety and general welfare of the community and its people through the establishment of minimum regulations pertaining to outdoor swimming pools in residential districts. These design controls are intended to provide protection against potential drowning and near-drownings by restricting access to swimming pools.

### B. Permit Required

A building permit is required for the construction of the following types of swimming pools:

1. In-ground pools, whether indoor or outdoor.
2. Above ground pools, except for storable swimming or wading pools having a diameter of 18 feet or less and a wall height of four (4) feet or less and installed for less than 180 days in a calendar year.

### C. Location

1. Swimming pools requiring a permit may be constructed or placed in the rear yard, or in a side yard behind the front building line,
2. Swimming pools must be located a minimum of 10 feet from the rear and side property lines.
3. Swimming pools on riparian lots are considered structures and must meet the required structure setback from the ordinary high water (OHW) mark;
4. Pool operational equipment shall be no closer than 25 feet to neighboring structures.

### D. No part of a structure, including fencing, shall exceed six (6) feet above ground level.

### E. Barrier requirements.

An outdoor swimming pool requiring a permit, including an in-ground, above-ground or on-ground pool, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as abutting the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four (4) inches.
2. Openings in the barrier shall not allow passage of more than a four (4) inch diameter sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed one and three-quarters (1.75) inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-quarters (1.75) inches in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed four (4) inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-quarters (1.75) inches in width.
6. Maximum mesh size for chain link fences shall be a two and one-quarter (2.25) inch square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than one and three-quarters (1.75) inches.

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than one and three-quarters (1.75) inches.
8. Access gates shall comply with the requirements of Items 1-7 above, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism and openings shall comply with the following:
  - a. The release mechanism shall be located on the pool side of the gate at least three (3) inches below the top of the gate; and
  - b. The gate and barrier shall have no opening larger than one-half (0.5) inch within 18 inches of the release mechanism.
9. Where a wall of a dwelling serves as part of the barrier, other means of protection, such as self-closing doors with self-latching devices.
10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
  - a. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
  - b. The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1-9 above. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four (4) inch diameter sphere.

11. Location of Pool Barriers

Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

F. Impervious Surface

For calculating lot coverage purposes, the water area of the swimming pool shall not be considered an impervious surface. Any aprons constructed of concrete, stone, wood or similar materials will be included in determining impervious surface area.

G. Discharge of Pool Water

Water must be drained on the homeowner's property or, if approved by the City, diverted to an existing City storm sewer drainage system. If drained onto the homeowner's property, water cannot drain onto or across any adjoining property.

H. Electrical

All wiring must be in accordance with the guidelines established by the Minnesota State Board of Electricity. A separate electrical permit must be obtained from the City.

I. The storage of chemicals shall meet the requirements of the Uniform Fire Code.

J. Lights used to illuminate any private swimming pool shall be so arranged and shaded as to reflect light away from adjoining premises.