

SECTION 1104.00 GENERAL PROVISIONS.

1104.01 PURPOSE.

The purpose of this Section is to establish general development performance standards. These standards are intended and designed to assure compatibility of uses; to prevent urban blight, deterioration and decay; and to enhance the health, safety and general welfare of the residents of the City of Belle Plaine.

1104.02 COMPLIANCE.

Except as hereinafter provided, no building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered for the district in which it is located, if not in compliance with the regulations of this Ordinance.

1104.03 BUILDING REQUIREMENTS.

No building or other structure shall hereafter be erected or altered to exceed in height, to accommodate or house a greater number of families, to occupy a greater percentage of lot area, to have narrower or smaller rear yards, side yards or other open spaces, than herein required, or in any other manner be contrary to the provisions of this Ordinance.

1. Premises Identification - Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. All buildings require a minimum height of four (4) inch numbers.
2. Corner Lot Traffic Visibility - On corner lots in all districts, no structure or planting in excess of the street center line grade shall be permitted within a triangular area defined as follows: beginning at the intersection of the projected property lines of two intersecting streets, thence thirty (30) feet from the point of beginning on the other property line, thence to the point of beginning.
3. Certificate of Survey:
 - A. Principal Building - a Certificate of Survey shall be submitted to the Building Official for any person desiring to construct a new principal building and shall include:
 1. Location and dimensions, including square footage and height, of existing buildings.
 2. Location and dimensions, including square footage and height, of proposed buildings.
 3. Lot dimensions.
 4. Setback measurements.
 5. Location of easements crossing the property.
 6. Encroachments.
 7. Storm water drainage.
 8. Elevation of the crown of the adjacent street.
 9. Elevation of the top of the foundation or garage floor height.

10. Driveway grade.
 11. Any other information which may be necessary to ensure conformance to this Ordinance.
- B. Detached Garages and Accessory Buildings - a Certificate of Survey shall be submitted to the Building Official if so required by the Zoning Administrator for any person desiring to construct a detached garage or accessory building and shall include:
1. Location and dimensions, including square footage and height, of existing buildings.
 2. Location and dimensions, including square footage and height, of proposed buildings.
 3. Lot dimensions.
 4. Setback measurements.
 5. Location of easements crossing the property.
 6. Encroachments.
 7. Storm water drainage.
 8. Elevation of the crown of the adjacent street.
 9. Elevation of the top of the foundation or garage floor height.
 10. Driveway grade.
 11. Any other information which may be necessary to ensure conformance to this Ordinance.
4. Placement of Structures.
- A. Principal structures shall be placed with their front entrance facing the front of the lot, or right-of-way of least width.
 - B. Principal structures, located on corner lots, may place their front entrance along the side of the lot or the right-of-way of greater width provided the setbacks of the zoning district are adhered to. This may require two (2) sides to conform with front yard setback requirements.
5. Addresses.
- A. The City, or its designee, shall assign addresses to principal structures. The address assigned to the principal structure shall be consistent with the street it faces.

1104.04 BUILDING TYPE AND CONSTRUCTION.

1. No galvanized or unfinished steel, galvalum or unfinished aluminum buildings (wall or roofs) shall be permitted in any residential zoning district.
2. Buildings in residential zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the property values of the abutting properties or adversely impact the public health, safety and general welfare.

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3. Exterior building finishes shall consist of materials comparable in grade and quality to the following:
- A. Brick.
 - B. Natural stone.
 - C. Decorative concrete block.
 - D. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood or cypress.
 - E. Glass curtain wall panels.
 - F. Stucco.
 - G. Vinyl.
 - H. Other materials as approved by the Zoning Administrator.

1104.05 DWELLING UNIT RESTRICTION.

- 1. No garage, tent, accessory building or motor home shall at any time be used as living quarters, temporarily or permanently.
- 2. Tents, play houses or similar structures may be used for play or recreational purposes.

1104.06 HEIGHT LIMITATIONS NOT APPLICABLE.

- 1. The height limitations stipulated in this Ordinance shall not apply to the following, provided they do not exceed sixty (60) feet in height:
 - A. Belfries.
 - B. Chimneys or flues.
 - C. Church spires.
 - D. Cupolas and domes which do not contain usable space.
 - E. Flag poles.
 - F. Monuments.
 - G. Parapet walls extending not more than four (4) feet above the limiting height of the building.
 - H. Poles, towers and other structures for essential services.
 - I. Water towers.
 - J. Necessary mechanical and electrical appurtenances.
 - K. Wind energy conversion system towers.
- 2. A variance shall be necessary for the structures listed in Subdivision 1 if the height exceeds sixty (60) feet.

1104.07 AREA REQUIREMENTS.

1. No part of a yard, other open space, off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other building, except as modified hereinafter.
2. Except by variance or conditional use permit approval, no yard or lot existing at the time of passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

1104.08 MINIMUM REQUIREMENTS.

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, convenience, comfort, prosperity or general welfare. If the requirements of this Ordinance are different than other lawfully adopted rules, regulations, ordinances, deed restriction or covenants, the most restrictive or that imposing the higher standards, shall govern.

1104.09 YARD SPACE.

Any building, structure or use hereafter erected altered or established shall comply with the yard space requirements of the district in which it is located, except as specified below. The required yard space for any building, structure or use shall be contained on the same lot as the building, structure or use and such required yard space shall fall entirely upon land in a district or districts in which the principal use is permitted. Any required yard space shall be open from thirty (30) inches above the ground to the sky except as specified elsewhere in this Ordinance.

1104.10 YARD SPACE ENCROACHMENTS - PROJECTIONS INTO YARDS.

1. The following projections may be permitted into any front, rear or side yard line:
 - A. Chimneys, flues, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, bay windows, and the like provided they do not project more than two (2) feet into a yard.
 - B. Fire escapes to a distance of not more than four (4) feet six (6) inches, or fourth and one-half (4 ½) feet.
 - C. Steps, stoops or similar features not exceeding sixteen (16) square feet provided they do not extend above the height of the ground floor level of the principal structure or to a distance less than five (5) feet from any lot line.
 - D. In rear yards, recreational equipment, clothes lines, arbors, trellises, gazebos and air conditioning or heating equipment, provided they are at a distance of five (5) feet from the rear lot line.

- E. A deck may encroach into the rear yard setback, provided the deck remains fifteen (15) feet from the rear property line. A deck may not be located in required side yard setback.
- 2. Where adjacent structures have front yard setbacks different from those required, the minimum front yard setback shall be the average setback of such adjacent structures. If only one adjacent lot is occupied by a structure, the minimum front yard shall be the average of the required setbacks and the setback of such adjacent structure. In no case shall the setback requirement exceed the minimum established for the respective zoning district.

1104.11 LIMIT NUMBER OF BUILDINGS ON A LOT.

- 1. Not more than one (1) principal building shall be located on a lot.
- 2. Not more than one (1) accessory building, excluding detached garages, in excess of one hundred twenty (120) square feet shall be located on a lot.

1104.12 GARAGES.

- 1. A garage shall be considered an integral part of the principal building if it is attached to the principal building or is connected to it by a covered passageway and such garages are exempt from the provisions of this Ordinance.
- 2. The maximum garage door height in residential districts is eight (8) feet.

1104. 13 CARPORTS.

Carports which have poured footings shall require a building permit. Carports which do not have poured footings shall require a general permit. All carports shall be considered accessory structures and meet the requirements of the appropriate zoning district.

Ord. 03-25, Sections 1101, 1104, 1105 and 1106, Adopted January 5, 2004.
Ord. 03-26, Section 1104.13, Adopted January 5, 2004.