

**CITY OF BELLE PLAINE
ORDINANCE 22-05**

**AN ORDINANCE AMENDING SECTION 1103.08, SUBD. 5(B) BY ADDING SPECIFIC
STANDARDS FOR GRANTING CONDITIONAL USE PERMITS FOR INDOOR
SELF-STORAGE FACILITIES AND DETACHED COMMERCIAL AND
INDUSTRIAL ACCESSORY STRUCTURES**

THE CITY COUNCIL OF THE CITY OF BELLE PLAINE ORDAINS:

Section 1. Section 1103.08, Subd. 5(B), relating to specific use standards for granting conditional use permits is hereby amended by adding the following:

10. Indoor self-storage as a principal or accessory use, provided:

- a. All storage compartments shall be accessed from the interior of the building. Exterior access to storage compartments is prohibited.
- b. No outdoor storage or overnight parking shall be allowed. This standard specifically includes, but is not limited to, cars, trucks, boats, recreational vehicles, rental vehicles, trailers, tenant goods or wares, or loaner trucks/trailers for tenant use.
- c. Screening shall be provided when the use abuts a residential use. Screening shall be in compliance with Section 1107.03 of this Ordinance.
- d. Plumbed restrooms shall be provided inside the facility.
- e. Storage of potentially dangerous or hazardous items, combustibles, flammables, or explosives is prohibited.
- f. Standards contained in Section 1107.17 of the City Code entitled, Highway Commercial and Industrial Design Standards, shall apply.

11. Detached commercial and industrial accessory structures, provided:

- a. Accessory structures shall be visibly smaller in foundation size, total square footage, scale, use, and intensity when compared to the principal structure.
- b. Accessory structures shall be associated with the principal use of the property.
- c. Accessory structures shall not be located closer to any street than the principal structure. Accessory structures shall meet lot requirements and setbacks of the assigned zoning district.
- d. Accessory structures shall be located on the same lot or parcel as the principal structure. Accessory structures shall not be constructed prior to the

construction of a principal structure. No more than two accessory structures are allowed per lot.

- e. Screening shall be provided when the subject lot or parcel abuts a residential use. Screening shall be in compliance with Section 1107.03 of this Ordinance.
- f. Plumbing is not allowed, unless water and sanitary connections are made after the meter in the principal structure. Independent water service lines or water connections to existing service lines at points prior to the meter are prohibited in all instances. Sanitary connection requirements may be altered in instances where gravity flow is not attainable from the principal structure. Water and sanitary sewer service lines shall not at any time cross shared lot lines.
- g. Access to the accessory structure shall be hard-surfaced and internal to the site.
- h. Standards contained in Section 1107.17 of the City Code entitled, Highway Commercial and Industrial Design Standards, shall apply to the accessory structure.

Section 2. This Ordinance shall become effective upon publication in the official newspaper of the City.

Passed and duly adopted by the City Council of the City of Belle Plaine this 21st day of March, 2022.

BY: _____
Christopher G. Meyer, Mayor

ATTEST:

Dawn Meyer, City Administrator

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