

AN ORDINANCE ENACTING SECTION 151

AN ORDINANCE PROVIDING FOR THE REGULATION OF LAND USE IN THE CITY OF BROWNS VALLEY

Findings.

1. The Browns Valley City Council has adopted the Minnesota Basic Code as it has been amended and supplemented to be its city code, and that code has a provision dealing with the regulation of rental properties located within the City of Browns Valley.
2. Heretofore, the City of Browns Valley has not had any ordinances regulating how the citizens of Browns Valley build, construct, erect, or move any building or structure within the City of Browns Valley.
3. The Browns Valley City Council has rejected the idea of enacting a comprehensive zoning ordinance which would provide tremendous regulation of land usage within the city of Browns Valley, but still believes that some form of land use regulation is needed.
4. The Browns Valley City Council believes it is in the best interests of the residents of the City of Browns Valley to enact an Ordinance regulating how its citizens build, construct, erect, or move any building or structure within the City of Browns Valley.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BROWNS VALLEY ORDAINS AS FOLLOWS:

1. That Browns Valley City Ordinance Section 151 is hereby enacted to read as follows:

“151.01 Permit Required.

It shall be unlawful for any person, persons, or corporation to build, construct, erect or move any building or structure within the City of Browns Valley, without first obtaining a permit from the City Council.

151.02 Application Procedure.

Any person wishing to obtain such permit shall file an application thereof with the City Administrator, stating all facts necessary to fully apprise the Council. Such application shall be presented to the Council at its next meeting for approval or rejection.

151.03 Land Use Permit Requirements.

All land use permits approved by the City Council shall include the following conditions:

1. All buildings and/or structures must be located at least three (3) feet from property line at the alley and non street sides of the property. On the street sides of the property, new buildings must be set back a minimum of 33’ from back of curb, and/or must line up with the existing house or other building on the neighboring property.
2. The property owner or developer will be responsible to extend the sanitary sewer main in the street. The property owner or developer will also be responsible for both the water and sanitary sewer service lines from the mains to the residence.

3. Water from foundation and/or roof drains may not be discharged into the city sanitary sewer. This water may be discharged into the city storm sewer if available.
4. All buildings having steel sheeting as the exterior siding and/or roofing shall be required to have painted color steel sheeting or roofing. All buildings must have a floor of concrete, wood or metal.
5. All permanent fences must be located at least 2' back from property line and must require council approval. The finish side of the fence must be on the neighbor's side of the fence.
6. All approved building permits will be valid for six months from date of approval.
7. No hedges, trees or other landscaping will be allowed on the city right of way.
8. The maximum lot elevation shall be no more than 2' higher than the elevation of the top of the curb on the street sides of the property. The exception to this is in the flood plain, if flood plain ordinance requires additional elevation.

151.04 Penalty.

Penalty, see §10.99"

PASSED AND ADOPTED this 23rd day of July, 2012.

BROWNS VALLEY CITY COUNCIL

Brenda Bartz, Mayor

ATTEST:

Jeff Cadwell, City Administrator

Motion: Powers,
Seconded: Schwegel
Published: July 31, 2012
Passed: 5-0