

Section 504.02: Residential Accessory Building

Section 504.02: Residential Accessory Building portion of the Sciota Township Housing and Zoning Ordinance, adopted November 1, 2001, is hereby repealed and replaced with the following, approved May 12, 2008, and adopted May 12, 2008.

The combined foundation square footage of non-agricultural buildings and structures (residences, including garages, plus accessory buildings) on parcels of less than seven acres will be subject to a maximum of 7.5% of the area of the parcel, as described by the Dakota County Tax Assessor. The maximum sidewall of non-agricultural accessory buildings will be 14 feet.

Outside wall dimensions will be used to determine maximum building area, except where a roof extends more than two feet horizontally from the sidewall, the area covered by the roof (dripline) will be used to determine maximum building area.

Owners of tracts of land of seven contiguous acres or more may construct non-agricultural structures occupying more than 7.5% of the parcel area, subject to the approval of the Town Board prior to issuance of a building permit.

Agricultural accessory buildings require a building permit but no permit fee is charged.

Aesthetic coordination between the house and accessory building(s) is encouraged (i.e., color, style, siding, roof pitch, location of accessory building(s) in relationship to the house, landscaping).

Variances may be granted for building height restrictions for certain circumstances after request to the Planning Commission and Town Board. Circumstances may include specialty buildings such as airplane hangars or storage for health-related equipment such as vans with wheelchair lifts. Building height variances may include restrictions, such as greater than usual setbacks from property lines, to mitigate impacts on neighboring properties.

Sciota Township assumes no responsibility for the presence or location of covenants, easements, rights-of-way, utilities, or other land use restrictions that may limit the size or location of any structures, residential or accessory, that may be constructed on a parcel of land.

**Enacted by Sciota Twp Board on May 12, 2008.**

**Attested: John MacQueen, Clerk**