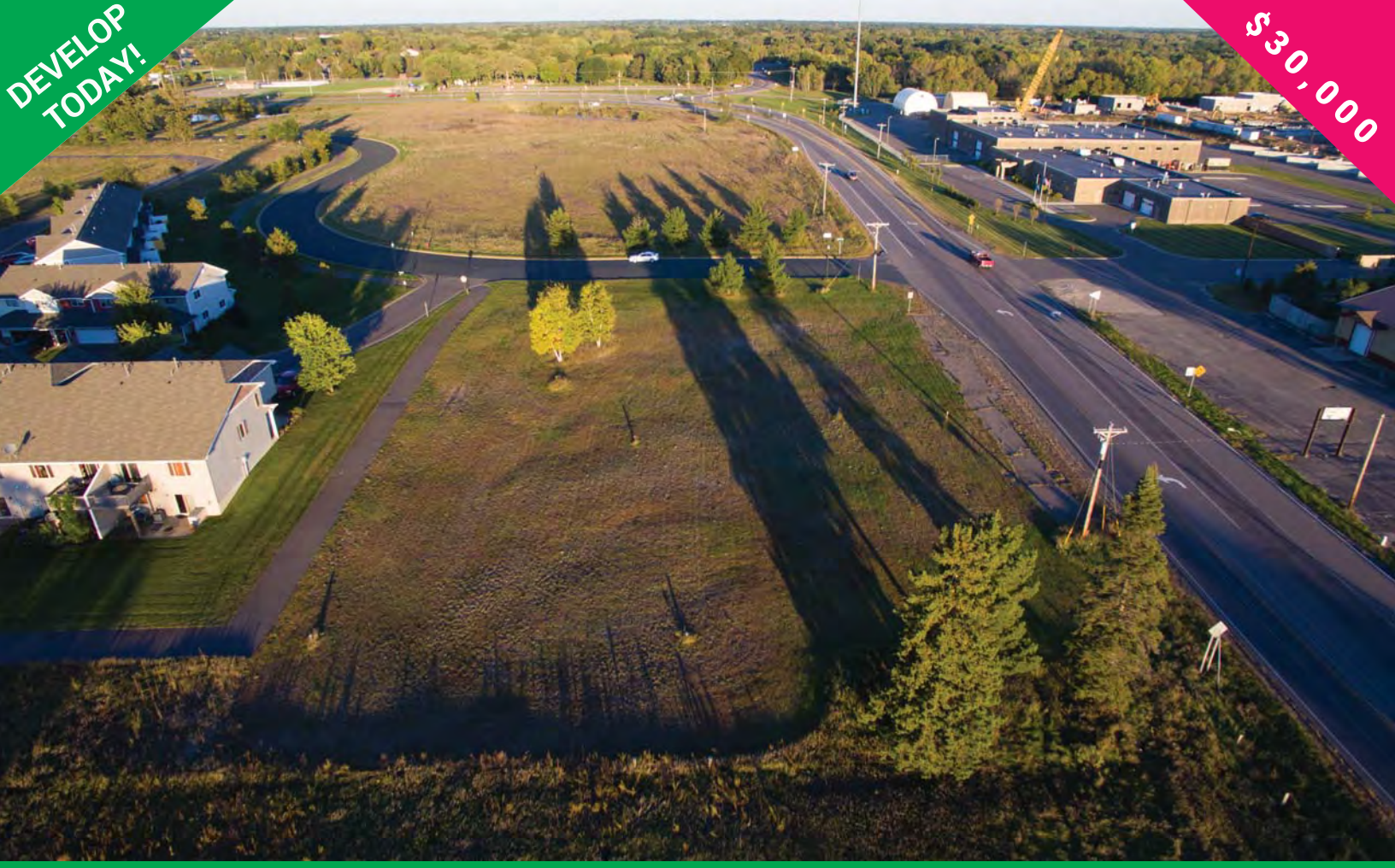
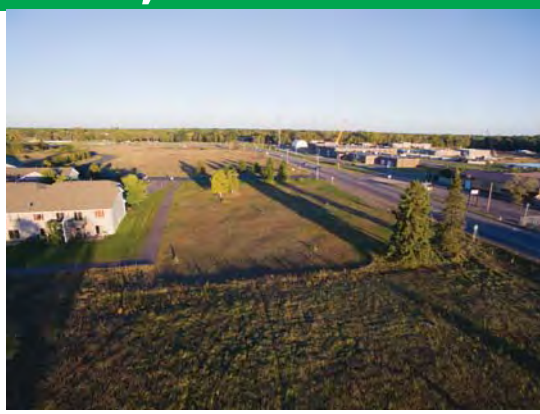


4201 Saint Francis Blvd • Saint Francis, MN 55070



- 0.76 Acres
- Topographically level
- Located near main commercial district of Saint Francis
- Zoned B-2 Business / Commercial
- AADT of 5,900 along Saint Francis Blvd
- All utilities available

651-659-0920

JULIE SCHWARTZ
julie@lakestate.com
2140 Otter Lake Drive • White Bear Lake, MN 55110

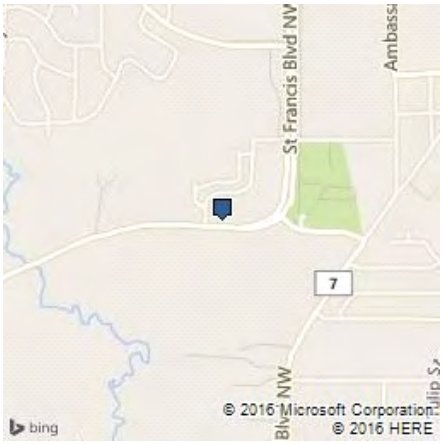
Lake State Realty

Lots & Land Property Full

Property Full Display, Lots & Land, MLS #: 4764314

4201 Saint Francis Blvd NW, Saint Francis, MN 55070

Status: Active List Price: $30,000 Original List Price: $30,000



Map Page: 7 Map Coord: D4

Directions:
Located at the northwest corner of Cree Street NW and Saint Francis Boulevard NW (State Highway 47).

Front Dimensions:	198
Left Dimensions:	167
Right Dimensions:	173
Rear Dimensions:	198
Acres:	0.76
Min Lot Size:	

TAX INFORMATION

Property ID:	063324110083 Short Format
Tax Year:	2016
Tax Amt:	$
Assess Bal:	$
Tax w/assess:	$
Assess Pend:	Unknown
Homestead:	No
Plat Recorded:	Y

List Date: 09/23/2016 Received By MLS:09/23/2016 Days On Market:12 PDOM: 12

General Property Information

Legal Description:	LOT 1 BLOCK 1 SOUTH HIGHWAY 47 INDUSTRIAL PARK
County:	Anoka
Postal City:	Saint Francis
School District:	15 - St. Francis, 763-753-7040
Land Inclusions:	Abstract, For Sale Sign
Improvements:	Paved Streets
Zoning:	Business/Commercial
Road Frontage:	
Lot Description:	
Available Utilities:	Electric, Natural Gas, City Water, City Sewer, Telephone
On Site Utilities:	Electric, Natural Gas, City Water, City Sewer, Telephone
Development Status:	Raw Land

Farm Type:	Tillable Acres:	Topography:	Level
Soil Type:	Pasture Acres:	Out Buildings:	
Crop Type:	Wooded Acres:	Agric Water:	

Builder Information

Builder Name: Builder License #: Builder's Association Membership(s):
Community Name:
Builder Restriction: Open

Remarks

Agent Remarks: Located off Highway 47, with an average daily traffic count of 5,900 vehicles. Rare commercial lot for only $30,000! Liberal B2, General Business zoning allows a wide variety of commercial uses, as well as conditional uses. Open site with level topography, all utilities and no development impediments. Located near the main commercial district of St. Francis.

Public Remarks: Located off Highway 47, with an average daily traffic count of 5,900 vehicles. Rare commercial lot for only $30,000! Liberal B2, General Business zoning allows a wide variety of commercial uses, as well as conditional uses. Open site with level topography, all utilities and no development impediments. Located near the main commercial district of St. Francis.

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 2.7 %
Variable Rate: N List Type: Exclusive Right

Sellers Terms:	Conventional, Cash
In Foreclosure?:	No
Lender Owned?:	No
Potential Short Sale?:	No
Owner is an Agent?:	No

Contact Information

Information Deemed Reliable But Not Guaranteed. Copyright (c) 2016 Regional Multiple Listing Service of Minnesota., Inc. All Rights Reserved.

Search Criteria

Status is 'Active'
Municipality is 'SFRA - Saint Francis'
Zoning is 'Business/Commercial'
Selected 1 of 3 results.

4201 Saint Francis Boulevard NW, Saint Francis, MN 55070

This Report Prepared By: **Katie Kowalski 651-659-0920**

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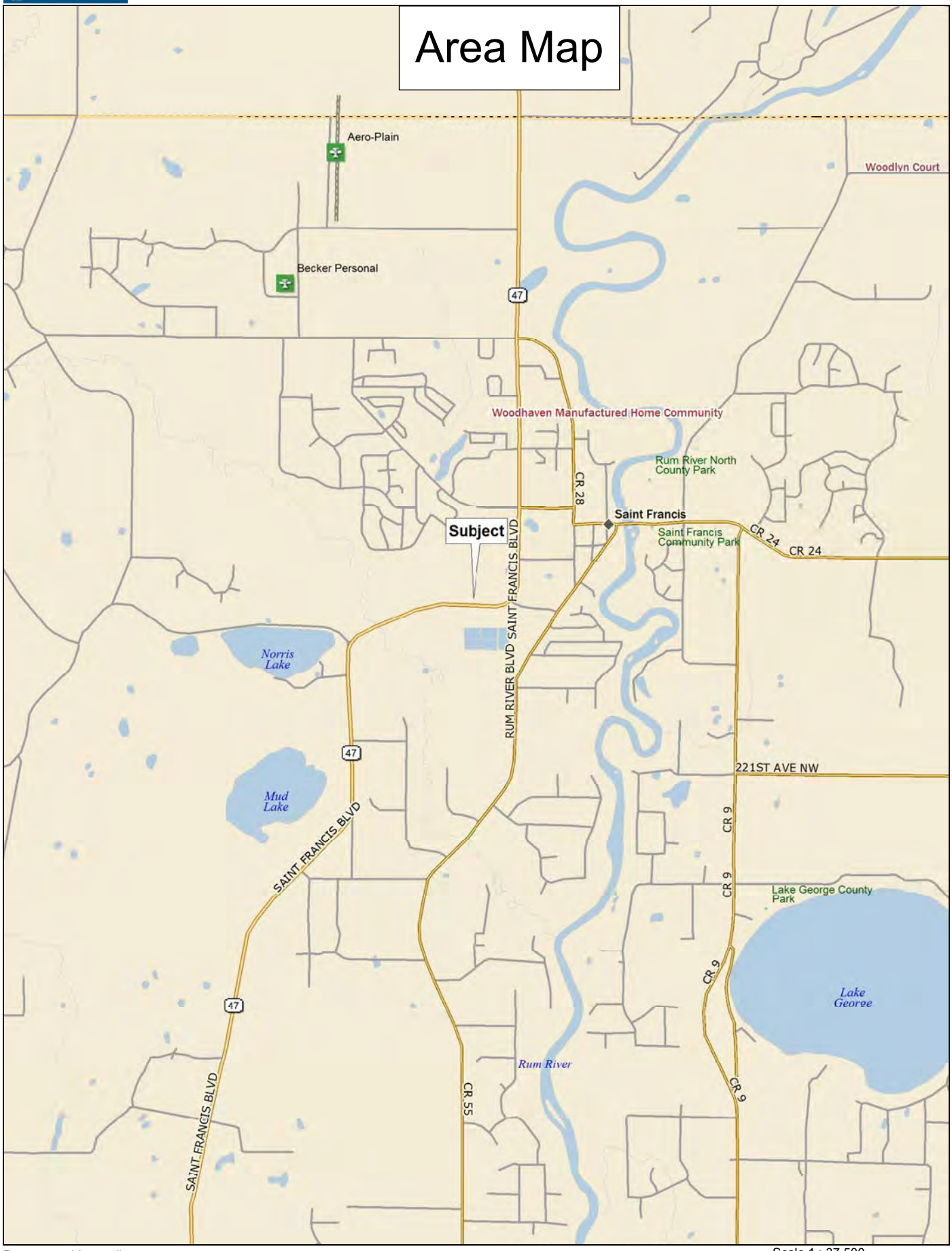
Area Map



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www.delorme.com

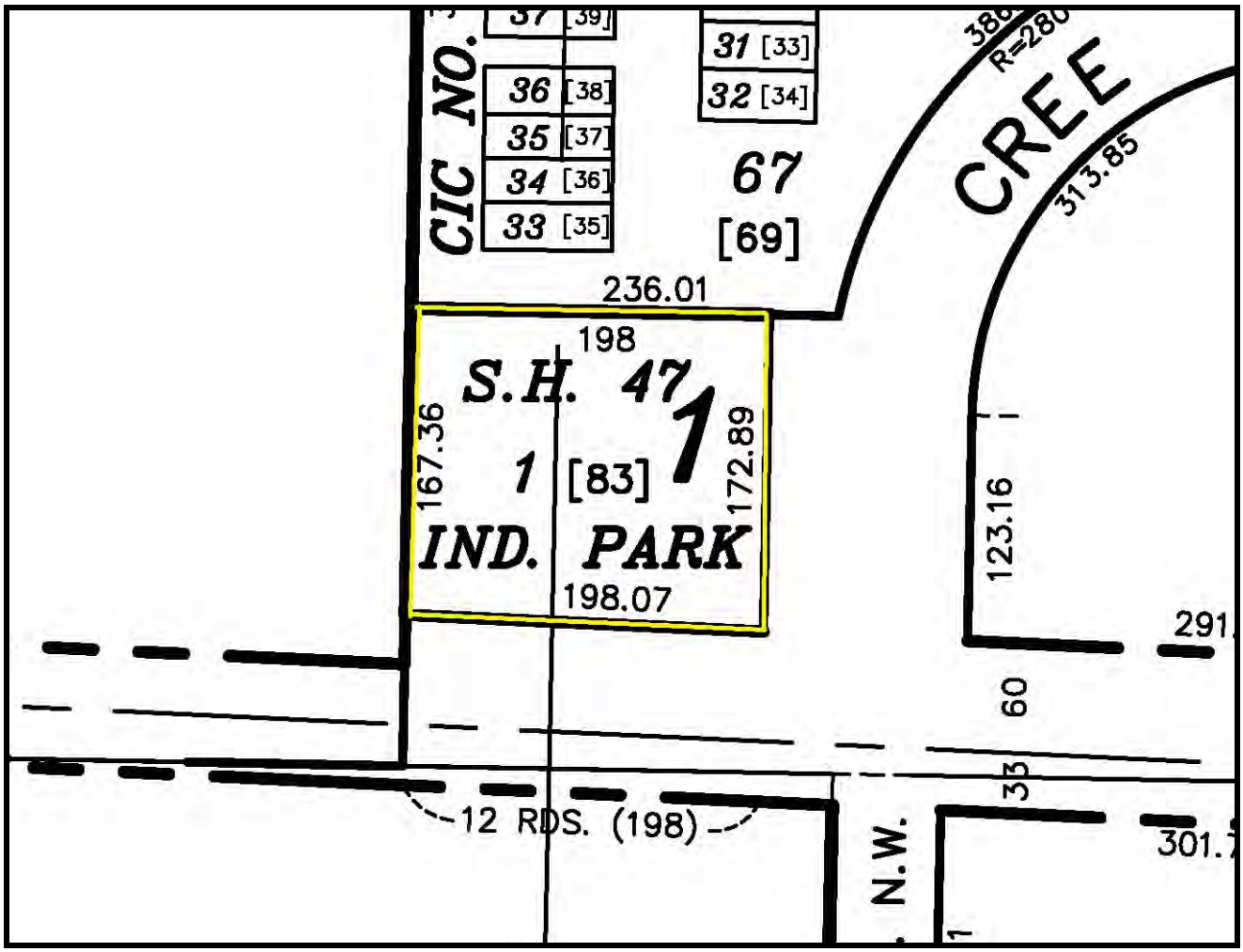
TN
MN (0.2°E)

Scale 1 : 37,500
1" = 3,125.0 ft
Data Zoom 12-4

<Title>

Aerial Photo: Flown Spring of 2014

Plat Map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172.89
IND. PARK
198.07
123.16
291
60
33
12 RDS. (198)
N.W.
301.

Welcome to the Web site of
Anoka County
Minnesota

Property Account Summary

Current General Information	
Property ID	06-33-24-11-0083
Situs Address	4201 SAINT FRANCIS BLVD NW , ST. FRANCIS, MN 55070-0000
Property Description	LOT 1 BLOCK 1 SOUTH HIGHWAY 47 INDUSTRIAL PARK
Last Sale Price	
Last Sale Date	
Last Sale Document Type	
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Parties	
Role	Name
Owner	ST FRANCIS CITY OF

Document Recording Process Dates	
Abstract Documents Have Been Recorded Through	09/13/2016
Abstract Documents Have Been Mailed Through	09/13/2016
Torrens Documents Have Been Recorded Through	09/12/2016
Torrens Documents Have Been Mailed Through	09/12/2016

Active Certificates Of Title		
Type	Certificate Number	Certificate Date
No Certificates Found		

Documents Recorded Within 30 Days Of "Recorded Through" Dates Above			
Type	Abstract/Torrens	Recorded Number	Recorded Date
No Documents Found			

Property Characteristics	
Lot Size	S198*167*198*173

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information	
School District Number and Name	ST FRANCIS SCHOOL DISTRICT #15
City Name	ST FRANCIS

Property Classification		
Tax Year	Classification	
2016	5E-Exempt Properties	
2015	5E-Exempt Properties	

Property Values		
Tax Year	Description	Amount
2017	Est Market (MKTTL)	58,300
2017	Market Value Prior to Hstd Excl. (TMVP)	58,300
2017	Est Market Land (MKLND)	58,300
2017	Taxable Market (TMTV)	58,300
2016	Market Value Prior to Hstd Excl. (TMVP)	58,300
2016	Est Market (MKTTL)	58,300
2016	Taxable Market (TMTV)	58,300
2015	Taxable Market (TMTV)	58,300
2015	Est Market (MKTTL)	58,300
2015	Market Value Prior to Hstd Excl. (TMVP)	58,300

Tax Amounts for M1PR		
Tax Year	Description	Amount
2016	Total Tax Amounts - Before Payments	0.00
2016	Special Assessments (Included in Total)	0.00

Payment History for Past Three Years

Date Paid	Tax Year	Principal	Interests, Penalties and Costs	Amount Paid
No Payment Records Found				

No Charges are currently due.

Search Another Property PRT Home Show Payment List

Printable Version

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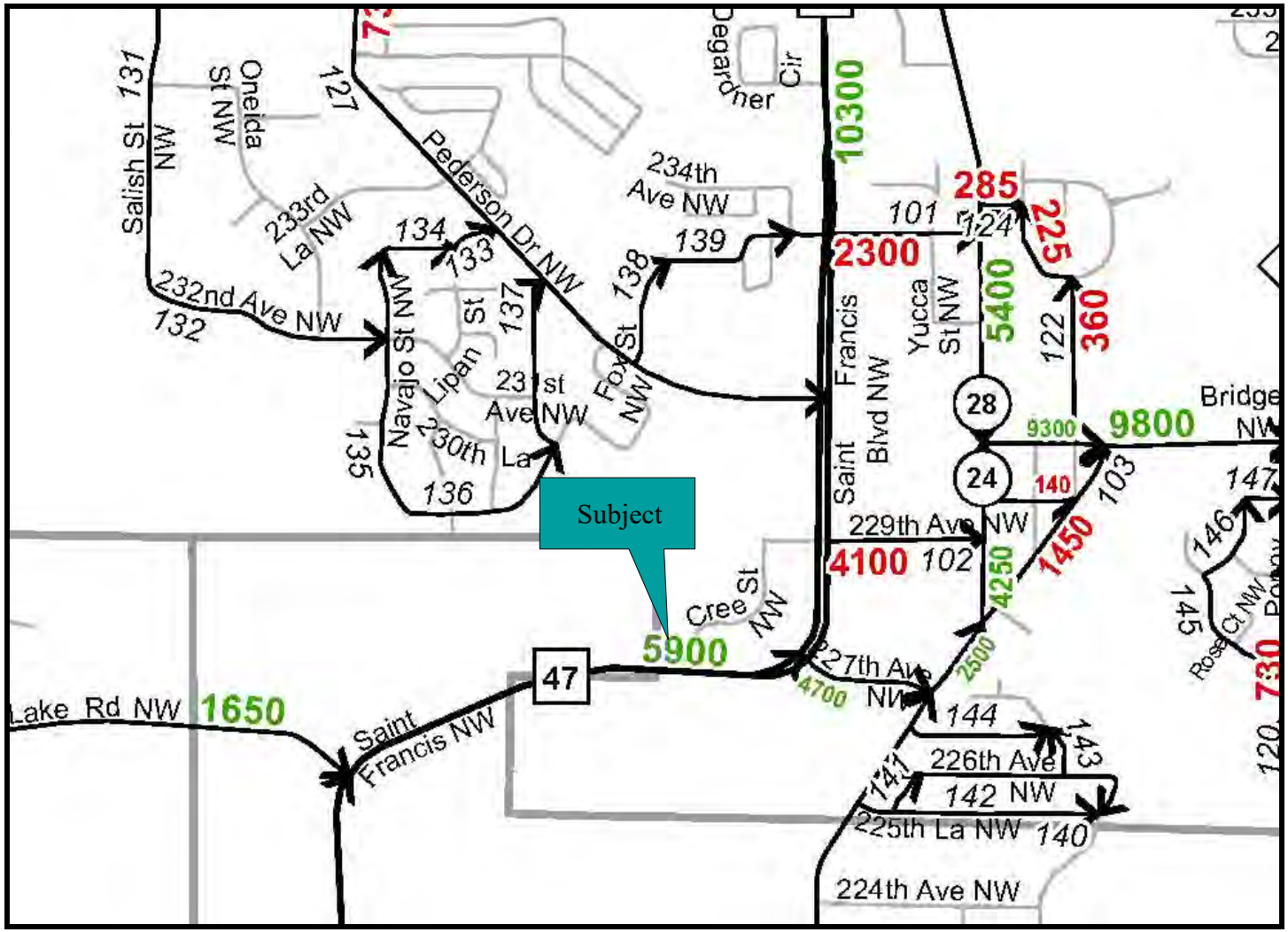
Version 1.0.5590.10027

2015 Publication Traffic Volumes Metro Street Series - 4H



0 0.25 0.5 0.75 1 Mi.

Numerals Indicate Average Annual Daily Traffic (AADT) Volumes on Designated Roads

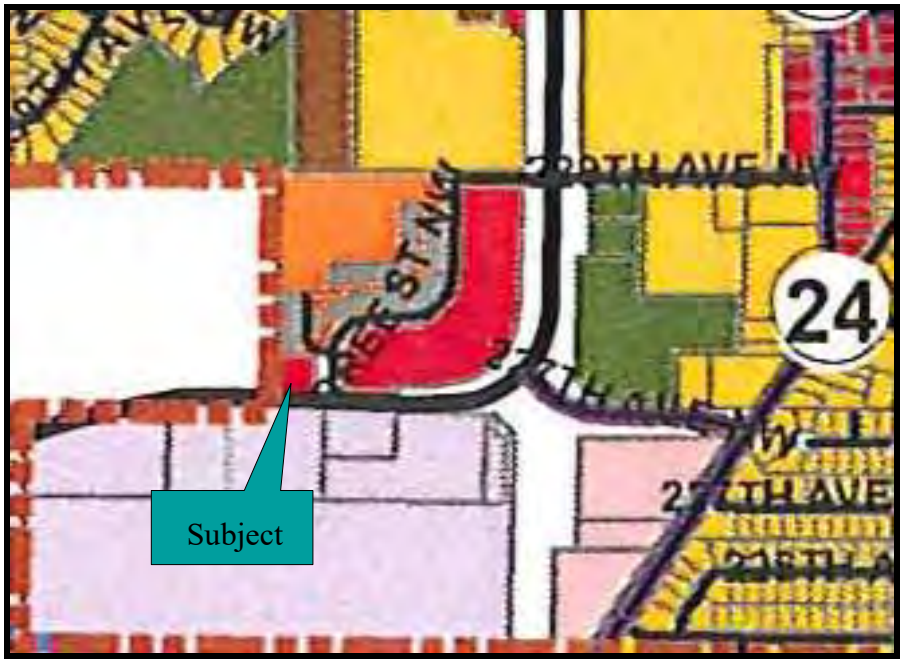
Traffic Volumes are Subject to Variability and Construction Effects
For More Info Visit:
http://www.dot.state.mn.us/traffic/data/coll-methods.html#ep

Minnesota Department of Transportation
Office of Transportation Data and Analysis
Traffic Volume Program
http://www.dot.state.mn.us/traffic/data/index.html

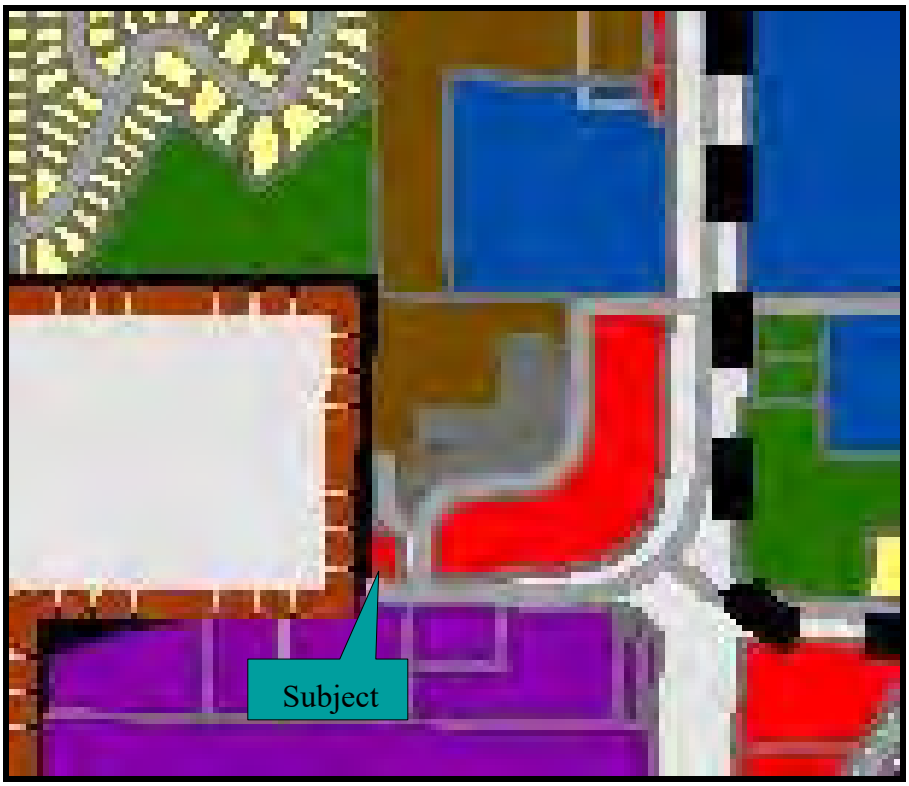
MAP LEGEND

AADT Year
- 2015 2014
- 2013 2012
- 2011 and older

- Interstate
- US Highway
- MN Highway
- CSAH
- MSAS
- County Road
- Other Roads
- Railroads
- Street Series Grid
- Cities
- COUNTIES
- Lakes
- Rivers
- Perennial Streams
- Ditches
- National Forests
- National Parks
- Tribal Gov'ts
- State Forests
- State Parks


Subject
24

2010 Zoning Maj
2010 Zoning District
C - Conservancy
A1 - Long Term Agric
A2 - Rural Estate Ag
A3 - Interim Agricult
RR - Rural Residenti
R1 - Urban Estate R
R2 - Single Family R
R3 - Medium Density
R4 - High Density Re
B1 - Central Busines
B2 - General Comme
B3 - Business Park
I1 - Light Industrial
I2 - General Industria
I3 - Isolated Industria
ML PUD
PUD
Rum River Scenic D
Rural Area
Urban Area
City Boundary
Parcels
Rivers & Streams


Subject

City of St. Francis
2030 Comprehensive Plan
Future Land Use Plan
LAND USE CATEGORIES
PERMANENT AGRICULTURE
RURAL RESIDENTIAL (NO MUSA)
AGRICULTURAL (MUSA POST 2030)
URBAN RESERVE
LOW DENSITY RESIDENTIAL (1.5-2.5)
MEDIUM DENSITY RESIDENTIAL (2.5-7)
MEDIUM-HIGH DENSITY RESIDENTIAL (2.5-18)
HIGH DENSITY RESIDENTIAL (7-18)
COMMERCIAL
INDUSTRIAL
PUBLIC
PARK
MUSA STAGING
Current MUSA
2010
2015
2020
2025
City Boundary
Downtown District

SECTION 63

B-2, GENERAL BUSINESS DISTRICT

SECTION:

10-63-1: Purpose
10-63-2: Permitted Uses
10-63-3: Accessory Uses
10-63-4: Conditional Uses
10-63-5: Interim Uses
10-63-6: Lot Area and Setback Requirements
10-63-7: Building Height / Lot Coverage

10-63-1: PURPOSE. The purpose of the B-2, General Business District is to provide for higher intensity commercial uses primarily consisting of retail and service oriented business together with other inherently complementary and compatible uses. The uses in this District shall be generally dependent upon access and proximity to higher classification roadways and similar commercial uses. (Ord 206, SS 11/23/15)

10-63-2: PERMITTED USES. Subject to applicable provisions of this Ordinance, the following are permitted uses in the B-2 District:

A. Banks and financial institutions.

B. Chemical dependency treatment center.

~~C. Clubs and lodges.~~ (Ord 206, SS 11/23/15)

D. Essential services.

E. Garden supply stores.

F. Hospitals.

G. Hotels.

H. Liquor sales, off-sale.

I. Liquor sales, on-sale.

J. Municipal government and utility buildings.

K. Nursery, commercial.

L. Nursing home.

M. Office business, clinic.

N. Office business, general.

O. Personal service.

P. Pet shop.

Q. Post office.

R. Recreational business.

S. Restaurants, cafes, and coffee shops.

T. Retail business.

U. Schools.

V. Service business, off-site.

W. Service business, on-site.

X. Temporary/seasonal outdoor sales as regulated by Section 10-17-13 of this Ordinance.

~~Y. Theaters.~~ (Ord 206, SS 11/23/15)

Z. Veterinary clinics.

AA. Brewpub (Ord. 206, SS 11/23/15)

10-63-3: ACCESSORY USES. Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the B-2 District:

A. Accessory outdoor dining.

B. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.

C. Keeping of animals subject to applicable provisions of the City Code.

D. Off-street parking and off-street loading as regulated by Chapter 19 of this Ordinance.

E. Play equipment accessory to a permitted use.

F. Secondary or accessory use antennas as regulated by Chapter 22 of this Ordinance.

10-63-4: CONDITIONAL USES. Subject to applicable provisions of this Ordinance, the following are conditional uses in a B-2 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance:

A. Accessory outdoor sales/storage.

B. Automobile repair, minor.

C. Automobile sales.

D. Automobile service station.

E. Day care centers.

F. Garage, public.

G. Mortuaries and funeral parlors.

H. Motor fuel station.

I. Parking ramp.

J. Truck stop.

10-63-5: INTERIM USES. Subject to applicable provisions of this Ordinance, the following are interim uses in a B-2 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 7 of this Ordinance.

A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:

1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.

2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:

a. The quantity of material to be removed and the plan of operation

b. Compatibility with present and future land uses in the area.

c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.

B. Farms, farmsteads and farming.

10-63-6: LOT AREA AND SETBACK REQUIREMENTS. The following minimum requirements shall be observed in a B-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

A. Minimum Lot Area: Twenty thousand (20,000) square feet.

B. Minimum Lot Width: One hundred (100) feet.

C. Setbacks:

1. From Streets:

a. Collector or Arterial Streets: Fifty (50) feet.

b. Local Streets: Twenty-five (25) feet.

2. Side Yards: Ten (10) feet.

3. Rear Yard: Twenty-five (25) feet.

4. Setback from R-1 and R-2 Districts: Fifty (50) feet.

D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

10-63-7: BUILDING HEIGHT / LOT COVERAGE.

A. Maximum Building Height: Forty (40) feet.

B. Maximum Impervious Surfaces: Eighty (80) percent.

CHAPTER 17

GENERAL YARD, LOT AREA, AND BUILDING REGULATIONS

SECTION:

10-17-1: Purpose
10-17-2: High Water Elevation
10-17-3: Building Height
10-17-4: Building Type and Construction
10-17-5: Yards
10-17-6: Minimum Floor Area Per Dwelling Unit
10-17-7: Efficiency Apartments
10-17-8: Minimum Floor Area, Commercial and Industrial Structures
10-17-9: Single Family Dwellings
10-17-10: Building Relocation
10-17-11: Reserved
10-17-12: Model Homes
10-17-13: Temporary/Seasonal Outdoor Sales

10-17-1: PURPOSE: This Chapter identifies yard, lot area, building size, building type, and height requirements in each zoning district.

10-17-2: HIGH-WATER ELEVATION: No structure, except piers, docks, and retaining walls shall be placed at an elevation such that the lowest floor, including basement floor, is less than three (3) feet above the highest known water level, or less than one (1) foot above the 100-year regulatory flood protection elevation, if determined, of any adjacent lake, pond, river, watercourse, or wetland. If sufficient data on known high-water levels is not available, the elevation of the line of permanent aquatic vegetation shall be used as the estimated high-water elevation. When fill is required to meet this elevation, the fill shall be allowed to stabilize, and construction shall not begin until the property has been inspected by the Building Official. If requested by the Building Official, the ground water table elevation shall be determined by a licensed soils engineer using soil borings, piezometers, or the observation of mottled soils.

10-17-3: BUILDING HEIGHT:

A. No structure shall exceed the maximum height requirement of the applicable zoning district provisions.

B. The building height limits established herein for districts shall not apply to the following:

1. Agricultural buildings on farm properties.

2. Antenna support structures as regulated by Chapter 22 of this Ordinance.

3. Belfries.

4. Chimneys or flues.

5. Church spires.

6. Cooling towers.

7. Cupolas and domes which do not contain usable space.

8. Elevator penthouses.

9. Flagpoles.

10. Monuments.

11. Necessary mechanical and electrical appurtenances.

12. Parapet walls extending not more than three (3) feet above the limiting height of the building.

13. Poles, towers and other structures for essential services.

14. Wind energy conversion system towers as regulated by Chapter 28 of this Ordinance.

15. Grain elevators.

10-17-4: BUILDING TYPE AND CONSTRUCTION:

A. **General Provisions**:

1. Steel or Aluminum Buildings: Except in association with farming activities, no galvanized or unfinished steel or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive designed finish shall be permitted in any zoning district.

2. Architectural and Aesthetic Compatibility: Buildings in all zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the community's public health, safety and general welfare.

3. Exterior Building Finishes:

a. Residential Uses. The primary exterior building facade finishes for residential uses shall consist of materials comparable in grade to the following:

(1) Brick.

(2) Concrete composite board.

(3) Stone (natural or artificial).

(4) Integral colored split face (rock face) concrete block.

(5) Wood, natural or composite, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood or cypress.

(6) Stucco (natural or artificial)/EIFS (exterior insulated finish system).

(7) Vinyl

(8) Aluminum or steel siding provided it has horizontal edges and overlapping sections no wider than twelve (12) inches.

b. Commercial, Industrial, and Institutional Uses in Residential Districts. The exterior building facade finishes for commercial, industrial, and institutional uses in residential districts shall consist of materials comparable in grade to the following:

(1) Brick.

(2) Concrete composite board.

(3) Stone (natural or artificial).

(4) Cast in place concrete or precast concrete panels.

(5) Integral colored split face (rock face) concrete block.

(6) Wood, natural or composite, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood or cypress.

(7) Glass curtain wall panels.

(8) Stucco (natural or artificial)/EIFS (exterior insulated finish system).

(9) Steel or aluminum siding.

c. Building Foundations. Building foundations not exceeding two (2) feet and other such portions of a building's facade need not comply with the requirements for the primary facade treatment or materials.

B. **Finishes for Structures in Commercial/Industrial Districts.**

1. Within the B-1, Central Business District, one hundred (100) percent of the exterior building finish shall consist of materials comparable in grade and quality to the following: Face brick, natural stone, glass, stucco, specially designed pre-cast concrete units if the surfaces have been integrally treated with an applied decorative material textured concrete block, or smooth concrete block if scored at least twice, wood, or horizontal lap siding (wood, masonite, steel, aluminum or vinyl). Baked enamel sheet metal siding shall not be a permitted building material.

2. Within the B-2, General Commercial District, one hundred (100) percent of the exterior building finish for the front wall shall consist of materials comparable in grade and quality to the following: face brick, natural stone, glass, stucco, specially pre-case concrete units if the surfaces have been integrally treated with an applied decorative material, textured concrete block or smooth concrete block if scored at least twice. The balance of the building finish may consist of the following wood, horizontal lap siding (wood, masonite, steel, aluminum or vinyl), or other approved architectural metal siding. Baked enamel sheet siding shall not be a permitted building material.

3. Within the B-3, Business Park District, one hundred (100) percent of the exterior building finish for the front wall or a total of twenty-five (25) percent of all exterior walls shall consists of materials comparable in grade and quality to the following: Face Brick, Natural Stone, Glass, Stucco, Specially designed pre-cast concrete units if the surfaces have been integrally treated with an applied decorative material, textured concrete block, or smooth concrete block if scored at least twice. The balance of the building finish may consist of the following: wood, horizontal lap siding (wood, masonite, steel, aluminum, or vinyl), or other approved architectural metal siding. Baked enamel sheet metal siding shall be a permitted building material but shall not count towards the twenty-five (25) percent requirement.

4. Within the I-1, Light Industrial District and I-2, General Industrial District, twenty-five (25) percent of the exterior building finish for the front wall shall consists of material comparable in grade and quality to the to the following: face brick, natural stone, glass, stucco, Specially designed pre-cast concrete units if the surfaces have been integrally treated with an applied decorative material, textured concrete block, or smooth concrete block if scored at least twice. The balance of the building finish may consist of the following: wood, horizontal lap siding (wood, masonite, steel, aluminum, or vinyl), or other approved architectural metal siding. Baked enamel sheet metal siding shall be a permitted building material but shall not count towards the twenty-five (25) requirement.

5. Within the Isolated Industrial District, there shall be no limitations on exterior building finishes.

C. **Commercial, Industrial, Institutional, and Multi-Family Roofs.** (Ord 161, SS, 8-10-11)

1. All exposed roof materials shall be similar to or an architectural equivalent of commercial grade asphalt or fiberglass shingles, wood shingles, tile shingles, finished metal standing seam, or better.

2. Pitched roofs shall be constructed with at least a one (1) foot over hang around the perimeter of the structure.

3. Roofing materials and standards for two-family dwellings and townhomes shall meet the standards for single family homes as stated in Section 10-17-8-C of this Ordinance.

4. Cloth, canvas, plastic sheets, tarps, and similar materials are not allowed as roofing materials except for greenhouses, agricultural uses, and public uses for the purposes of protecting outdoor storage materials necessary for public safety, such as salt and sand.

10-17-5: YARDS: Except as provided below, no lot, yard or other open space shall be reduced in area or dimension so as to make such lot, yard or open space less than the minimum required by this Ordinance. If the existing yard or other open space is less than the minimum required, it shall not be further reduced. No required open space provided around any building or structure shall be included as part of any open space required for another structure.

A. **Exceptions:** The following shall not be considered as encroachments on yard setback requirements:

1. Cantilevers up to ten (10) feet in width, chimneys, flues, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, and the like, provided they do not project more than two (2) feet into a yard.

2. Terraces, steps, decks, uncovered porches, stoops or similar structures limited to not more than a height of three (3) feet above grade may extend to within five (5) feet of side yard and ten (10) feet of rear yard lot lines, but not more than five (5) feet into a required front yard or side yard adjacent to a public right of way.

3. Recreational and laundry drying equipment, arbors and trellises, gazebos, and air-conditioning or heating equipment shall be allowed only in a rear or side yard, provided they are at a distance of five (5) feet from any lot line.

4. In residential districts, a one (1) story entrance for a detached single-family or two-family dwelling may extend into the front yard setback not more than five (5) feet, and shall not exceed fifty (50) square feet in size.

5. No encroachment shall be permitted in existing or required drainage and utility easements.

B. **Front Yard Setback Exceptions**: In the case of lots platted prior to the effective date of this Ordinance, the principal building setback requirements for front and side yards adjacent to a public right of way, as established by the respective zoning districts, may be reduced to a distance equaling the average setback of principal buildings on adjacent lots. In no case shall this distance be less than half of the required setback.

C. **Triangular Lots**: In the case of triangular lots, where the rear lot line is a single vertex, the rear yard setback points of reference shall be determined by measuring the length of the setback distance from the vertex along the side lot lines. The rear setback line shall be determined by traversing the lot and connecting these points of reference.

10-17-6: MINIMUM FLOOR AREA PER DWELLING UNIT:

A. **Single-Family Dwelling Units**: Except as otherwise specified in the zoning district provisions single-family homes as classified below shall have the following minimum ground coverage per unit (excluding garage):

Split Entry	960 square feet
One Story with walkout	960 square feet
One Story with full basement	1,000 square feet
One Story on crawl space or slab	1,150 square feet
Two Story with basement – First Floor	770 square feet
Two Story with basement – Second Floor	580 square feet

B. **Multiple Dwelling Units**: Except as otherwise specified in zoning district provisions, or except as allowed by conditional use permit based upon justifiable cause, living units classified as multiple dwelling (excepting elderly housing) shall have the following minimum floor areas per unit:

Efficiency units	500 square feet
1 bedroom units	700 square feet
2 bedroom units	800 square feet
More than 2 bedroom units	An additional 80 square feet for each additional bedroom

C. **Elderly (Senior Citizen) Housing**: Except as otherwise specified in the zoning district provisions living units restricted by permanent covenant as elderly (senior citizen) housing units shall have the following minimum floor areas per unit:

Efficiency units	440 square feet
1 bedroom	520 square feet
More than 1 bedroom units	An additional 80 square feet for each additional bedroom

D. **Two-Family Dwelling Units, Manor Homes, Quadraminiums And Townhouses**: Except as otherwise specified in the zoning district provisions, or except as allowed by conditional use permit based upon justifiable cause, two-family, quadraminiums, manor homes, and townhouses, as classified below, shall have the minimum floor area per unit:

Two-Family	650 square feet first floor above grade, plus 100 additional square feet for each bedroom
Quadraminiums, manor homes and townhouses	600 square feet first floor above grade, plus 100 additional square feet for each bedroom

10-17-7: EFFICIENCY APARTMENTS: Except for elderly (senior citizen) housing, the number of efficiency apartments in multiple-family dwellings shall not exceed one unit or ten (10) percent of the total number of dwelling units in the building, whichever is greater. In the case of elderly (senior citizen) housing, efficiency apartments shall not exceed thirty (30) percent of the total number of apartments.

10-17-8: MINIMUM FLOOR AREA, COMMERCIAL AND INDUSTRIAL STRUCTURES: Commercial and industrial buildings (principal structure) having less than one thousand (1,000) square feet of floor area may only be allowed upon approval of a conditional use permit.

10-17-9: SINGLE FAMILY DWELLINGS: All single-family detached homes, except as part of approved manufactured home parks, shall conform to the following requirements:

A. **Perimeter Foundation:** Be constructed upon a continuous perimeter foundation that meets the requirements of the State Building Code.

B. **Dimensional Requirements:** No residential structure shall have a width of less than twenty-two (22) feet on not less than seventy (70) percent of the structure. Width measurements shall not be inclusive of overhangs or other projections beyond the principal exterior walls.

C. **Roof**: Have an earth covered, composition, metal, shingled or tiled roof. All single family dwellings other than approved earth sheltered homes shall have at least three/twelve (3/12) roof pitch with a one (1) foot overhang.

D. **Building Permit**:

1. The application for a building permit, in addition to other information required, shall indicate the height, size, design and the appearance of all elevations of the proposed building and a description of the construction materials proposed to be used, and the delineation of future deck, porch and/or garage additions whether or not such construction is intended.

2. The exterior architectural design of a proposed dwelling may not be so at variance with, nor so similar to, the exterior architectural design of any structure or structures already constructed or in the course of construction in the immediate neighborhood, nor so at variance with the character of the surrounding neighborhood as to adversely affect the public health, safety or general welfare.

3. The requirements of the State Building Code or the applicable manufactured housing code shall be met.

10-17-10: BUILDING RELOCATION:

A. The relocation of any building or structure on a lot or onto another lot within the City shall require an administrative permit subject to the following conditions:

1. Upon relocation, the building shall comply with the applicable requirements of this Ordinance, the City Code, and the Uniform Building Code.

2. The relocated structure shall be ready for occupancy within six (6) months from the date of location on the site.

3. A performance security shall be provided in an amount determined by the Building Official to ensure timely completion of the project and to protect against damage to public facilities during the building relocation.

B. The following are exempt from the provisions of this Section:

1. Relocations which occur solely within the confines of a single lot or parcel.

2. Manufactured homes within manufactured home parks.

3. Prefabricated and industrialized/modular buildings as defined by the State Building Code being relocated to their first permanent building site.

4. Temporary structures as allowed by Section 10-17-11 of this Ordinance.

10-17-11: RESERVED. (Ord 178, SS, 11-19-12, Effective Date: 12-23-12)

10-17-12: MODEL HOMES:

A. **Purpose:** The purpose of this Section is to provide for the erection of model homes, which may include temporary real estate offices, in new subdivisions without adversely affecting the character of surrounding residential neighborhoods or creating a general nuisance. As model homes represent a unique temporary commercial use, special consideration shall be given to the peculiar problems associated with them and special standards shall be applied to ensure reasonable compatibility with their environment.

B. **Qualification:** To qualify for a building permit for a model home, which may include a temporary real estate office, the following shall be required:

1. Upon receipt of final plat approval and recording, three (3) building permits for model homes in a subdivision may be granted. No final certificate of occupancy shall be issued until the infrastructure improvements including the first lift of asphalt have been completed and approved by the City.

2. Upon completion of infrastructure improvements including the first lift of asphalt within the respective final plat subdivision, additional building permits may be issued for model homes and/or temporary real estate offices, provided that the number of model homes and/or temporary real

estate offices shall not exceed ten (10) percent of the number of lots within the final plat.

C. **Procedure:** The erection of a model home(s) within all residential districts, which may include a temporary real estate office(s), shall require an administrative permit, as may be issued by the Zoning Administrator.

D. **Special Requirements:**

1. Model homes and model homes with temporary real estate offices shall be allowed in all residential zoning districts in which they are located and shall be utilized solely for selling purposes of lots and/or homes within the subdivision in which they are located.

2. Temporary parking facilities equal to four (4) paved spaces per model home dwelling unit or a model home with a temporary real estate office shall be provided. The overall design, drainage, and surfacing of the temporary parking facility shall be subject to the approval of the Zoning Administrator or City Engineer.

3. Access from a temporary parking facility shall be directed away from developed and occupied residential neighborhoods to the greatest extent possible.

4. No model home or model home with a temporary real estate office shall incorporate outside lighting which creates a nuisance due to glare or intensity, as provided for in Section 10-16-8 of this Ordinance.

5. All signage shall comply with the sign regulations as contained in Chapter 23 of this Ordinance for the zoning district in which the model home and/or temporary real estate office is located.

6. The administrative permit shall terminate three (3) years from its date of issuance or when eighty-five percent (85%) of the parcels have certificate of occupancies within the development, whichever comes first, unless extended by the City Council.

7. No residential certificate of occupancy shall be issued for a model home or model home with a temporary real estate office until such time as the structure has been fully converted to a residence in compliance with the Uniform Building Code. Additionally, such conversion shall include, but not be limited to, parking lot restoration and the removal of signage and lighting.

8. The restoration of all temporary parking areas with appropriate landscaping shall be completed by the end of the following growing season.

E. **Restricted Use:** Model homes and model homes with temporary real estate offices shall be used solely for the display and sale of home fixtures and products, and real estate for the subdivision in which they are located unless approved by the Zoning Administrator through an administrative permit.

10-17-13: TEMPORARY/SEASONAL OUTDOOR SALES:

A. **Zoning District Allowance:** Temporary/seasonal outdoor sales shall be limited to agricultural, commercial, and industrial zoning districts.

B. **Duration:** Temporary/seasonal outdoor sales shall be for a period not to exceed ninety (90) days. No more than two (2) events shall be conducted by the same applicant or property in any calendar year.

C. **License Required:** No outdoor sales shall be conducted without first obtaining an outdoor sales license as established in Chapter 6 of the City Code.

D. **Performance Standards:**

1. Off-street parking and loading shall be provided as required by Chapter 19 of this Ordinance.

2. The use of a public address system shall not be allowed.

3. The site upon which the temporary/seasonal outdoor sale is to be conducted shall be kept in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste which results in offensive odors or unsightly conditions.

4. Display of items shall be arranged in as compact a manner as reasonably practicable with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other catastrophe.

5. No uses or displays shall be permitted in required parking areas, required green areas, parking setback areas, or any right-of-way or other public property.

6. Tents, stands, and other similar temporary structures may be utilized subject to the following requirements:

a. A site plan be submitted which clearly identifies the location of the temporary structure.

b. The Zoning Administrator determine that the size and location such structure shall not impair the parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.

c. If the temporary structure is greater than one hundred twenty (120) square feet in size and/or includes electrical service, the City Administrator may defer matter to the City Building Official for review and approval.

7. Signage shall be limited to one (1) sign not to exceed thirty-two (32) square feet. The sign may be a banner, shall have a professional appearance, and shall be mounted or erected in an appropriate location. This limitation applies to all signs associated with the sale, including those affixed to vehicles. The sign may be illuminated but shall comply with all requirements of Chapter 23 of this Ordinance.

8. All lighting shall comply with the lighting standards of Section 10-16-8 of this Ordinance.

9. The sale and associated parking shall not obstruct parking spaces needed by any permanent business established on the site except when a sale is held when the business is closed.

10. No portion of the use or event shall take place within one hundred (100) feet of any residential buildings.