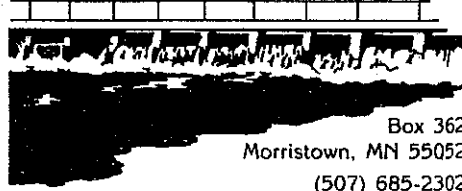


# City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



Box 362  
Morristown, MN 55052

(507) 685-2302

## ORDINANCE 2018-5

### AN ORDINANCE AMENDING SECTION 152 MORRISTOWN CITY CODE REGARDING NON CONFORMING LOT REGULATIONS

**THE CITY COUNCIL OF THE CITY OF MORRISTOWN DOES ORDAIN THE FOLLOWING CHANGES TO SECTION 152 OF THE CITY CODE. ADDITIONS ARE IN BUILD UNDERLINE AND DELETIONS ARE IN STRIKETHROUGH.**

#### **§ 152.092 CONSTRUCTION ON LOTS OF RECORD.**

A principal use or building may be erected on any lot which has been approved and recorded prior to the effective date of this chapter regardless of its area or width, provided all other applicable requirements of this chapter are satisfied, and provided the developer or property owner does not own any adjoining land before on the date of adoption of this chapter, in which case, the developer or owner will be required to combine adjacent lots to form new and conforming lots prior to the city issuing zoning permits or any other requested permit.

**Property that was platted or subdivided prior to May 6, 2002 is exempt from the requirement of combining adjacent lots to form new conforming lots. (Ord. 170, § 6.03, passed 5-6-2002) Penalty, see § 10.99**

#### **152.094 LOT DESIGN STANDARDS.**

(A) *Generally.* No building shall be erected or enlarged unless the following minimum requirements are met.

(B) *Lot area.*

- (1) Every lot on which a single-family dwelling is erected shall contain an area of not less than 7,000 square feet.
- (2) Every lot on which a 2-family dwelling is erected shall contain an area of not less than 9,000 square feet.
- (3) Every lot on which a multi-family dwelling is erected shall contain 2,000 square feet minimum per 1 bedroom dwelling units, plus 500 square feet of area for each additional bedroom within the dwelling unit.
- (4) For uses other than residential, the lot area shall be adequate to meet the setback, yard, and other applicable requirements of this chapter.

*C Lot width.* Every lot on which a single-family dwelling is erected shall have a minimum width at the building setback line of 80 feet. **Property that was platted or subdivided prior to May 6, 2002 may have lot width less than 80 feet.**

*D. Yard requirements.*

*(5) Front yard.*

- (B.5.a) There shall be a minimum front yard of 20 feet from the property line. In the event the building is located on a lot at the intersection of 2 or more roads, the lot shall have a front yard abutting each such road provided this does not reduce the buildable width of less than 30 feet.
- (B.5.b) Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is only 1 adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of the adjacent structure.

*(6) Side yard.*

- (B.6.a) Every building, except buildings on comer lots, shall have 2 side yards. Each side yard shall have a width of not less than 10 feet from the property line.
- (B.6.b) On comer lots, the "side yard" on the street side shall be the same as the front yard on the reverse interior lots on that street provided this does not reduce the buildable width to less than 30 feet.

*(7) Rear yard.*

- (B.7.a) There shall be a minimum rear yard of 25 feet from the property line to the nearest foundation point of the principle structure. Accessory structures may be located a minimum of 5 feet from property lines within the rear yard.
- (B.7.b) On comer lots, the rear yard shall meet the same requirements as interior lots. Accessory structures in the rear yards must be located a minimum of 20 feet from a side street line and at least 5 feet from the rear property line.

(Ord. 170, § 6.05, passed 5-6-2002) Penalty, see § 10.99

**§ 152.023 CONSTRUCTION ON NONCONFORMING LOTS OF RECORD.**

(A) Lots of record in the office of the County Recorder and dated prior to May 6, 2002, that do not meet the lot size or lot width requirements of this chapter may be allowed as building sites. provided the use is permitted in the zoning district, the lot has been in separate ownership from abutting lands at all times since it became substandard, was created compliant with official controls in effect at the time, and setback requirements of this chapter are met.

- (C) **If, in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the lot size requirements of the zoning district within which it falls, it must not be considered as a separate parcel of land for the purpose of sale or development. The lot must be combined with one or more contiguous lots so they equal one or more conforming lots.**

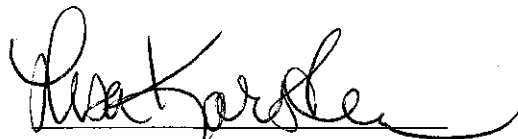
(Ord. passed 2-7-2005) Penalty, see § 10.99

Passed and adopted this 2<sup>nd</sup> day of July, 2018 following vote:

ATTEST:



Sheri Gregor, City Clerk



Lisa Karsten, Acting Mayor