

AN ORDINANCE REGULATING CONSTRUCTION OF
BUILDINGS WITHIN THE CITY OF LUCAN

THE CITY COUNCIL OF THE CITY OF LUCAN, REDWOOD COUNTY, MINNESOTA,
ORDAINS THAT CHAPTER 9, "HOUSES BUILDINGS AND STRUCTURES" BE AMENDED
BY ADDING THE FOLLOWING SECTIONS:

9.001. Definitions

The following words and terms, whenever they occur in this Ordinance are defined as follows:

Building - Any structure having a roof which may provide shelter to or enclosure of persons, animals or property of any kind.

Garage - Any building or portion thereof which is intended for the use of storing motor vehicles and other property.

Lot Line - The property line bounding a lot except that where any portion of a lot extends into a public right-of-way to the line of said right-of-way shall be the lot line for applying this ordinance.

Lot Line, Front - That boundary of a lot which abuts an existing or dedicated public street. In the case of a corner or irregularly shaped lot it shall be the shortest dimensions fronting the public streets abutting the lots or the side which is used as primary access to the property. The City Council will make final determinations about the designation of the front lot line.

Lot Line, Rear - That boundary of the lot which is opposite the front lot line. In cases where the rear lot line extends into a platted alley or street, the street or alley line shall be designated as the rear lot line. The city Council will make final determinations about the designation of the rear lot line.

Lot Line, Side - Any boundary of a lot which is not a front or rear lot line.

Site Plan - A graphic representation of the anticipated utilization of the area within lot lines with sufficient detail to show existing and proposed building locations and sizes, distances to lot lines, approximate value of new construction, and any other topographic or other features effecting the application for a building permit

Substantial Alteration - Any additions to an existing structure which alters the exterior dimensions of a structure and its distances from lot lines including but not limited to attached garages, decks, additions, carports, etc.

9.002. Permits Required

Before erecting any new building or garage, moving any new or used building or garage into the city limits, or undertaking any substantial alteration to any building within the city limits regardless of size, purpose or type, permission in the form of a permit will be secured from the City Council of Lucan. The City Council shall review each request individually and shall bear in mind the general welfare of all the residents of the city. Each application for a permit will include a site plan and the council will evaluate the application on the basis of that plan.

Building permit fees will be established by the city council by Resolution.

9.003. Building Requirements

The City Council shall use the following basic guidelines in determining construction requirements:

Each building, garage, or substantial alteration shall be constructed Three (3) feet or more from each side lot line; three (3) feet or more from the rear lot line and thirty (30) feet or more from the front lot line or in line with the average building setbacks prevailing in the area of the development. Materials, new or salvaged will be approved by the council as part of the permit process. It shall be the applicants responsibility to determine accurately the location of the lot lines. These requirements will be followed unless they present undue hardships on the owner in which case adjustments may be made by the City Council.

9.004. Removal

Any building constructed without the permission of the council shall be subject to removal if it does not meet the requirements as set forth in this ordinance.

Passed, approved, and ordered published this 4th day of January, 1993.

Walter Ralick
, Mayor

Attest:

Altonna DeLima
City Clerk