

CITY CODE, CHAPTER 12, SECTION 1200.03

The City Council of the City of Silver Bay Ordains that the Silver Bay City Code, Chapter 12, Section 1200.03, Subd 2 is amended to read as follows:

1200.03 Subd. 2 Accessory Building

An Accessory Building is defined as a structure subordinate to the principal use of a building on the same lot or lots and serving a purpose customarily incidental to the use of the principal structure. It may be attached or unattached to the principal structure. No Accessory Building shall be built prior to completion of the principal structure. No more than two (2) Accessory Buildings shall be constructed per lot and shall be located at least five (5) feet apart to be considered separate structures. Accessory Buildings shall include a private garage and storage shed (secondary structure). The storage shed or similar structure shall not exceed two hundred square feet. However, if the buildable area of the lot size permits, or the owner of the principal structure owns an additional adjacent lot or lots, the secondary structure may be larger than two hundred (200) square feet but shall not exceed one thousand forty (1040) gross square feet of floor area. The secondary structure may be built on such additional lot but that lot may not be sold separately from the lot on which the principal structure is located.

The following conditions shall apply to any secondary structure built larger than two hundred (200) gross square feet of floor area:

- (1) No more than three (3) structures, including the principal structure, shall be allowed in a zoned residential area, regardless of the number or size of lots owned by the owner of the principal structure.
- (2) Shall comply with the provisions of the Chapter 8, Section 800 of the Silver Bay City Code (State Building Code).
- (3) Shall match the outside decor of the principal structure. Siding and shingles shall be similar in appearance.

(4) Shall be used exclusively by the owner of the principal structure and shall not be leased or used commercially or as living quarters.

(5) Permits shall be issued by the Zoning Officer. In the event the Zoning Officer refuses to issue the permit, the owner may apply for a Variance in accordance with variance procedure as set forth in Section 1250 of the Silver Bay City Code.

Effective Date. This Amendment to the Silver Bay City Code shall be in full force and effect from and after its passage and publication according to law.

Adopted by the City Council of the City of Silver Bay this 20th day of September, 1999.

ATTEST:

Scott Johnson, Mayor

Gary Brumberg, City Administrator