

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,  
TITLE 10, CHAPTER 15, SECTION 18, ACCESSORY STRUCTURES, TITLE 10,  
CHAPTER 7, SECTION 2.B BULK STANDARDS, TITLE 10, CHAPTER 8A, SECTION  
2.B BULK STANDARDS AND TITLE 10, CHAPTER 2, SECTION 2, DEFINITIONS  
RELATED TO ACCESSORY STRUCTURE STANDARDS**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

**Section One. Amendment.** Title 10, Chapter 15, Section 18, **ACCESSORY STRUCTURES**, of the Inver Grove Heights City Code is hereby amended as follows. The ~~struck-out~~ text shows the deleted wording and the underlined text shows the language added to the code:

A. Each detached accessory structure to single-family residential uses in all E-2, R-1 and R-2 zoning districts shall not exceed a total maximum gross ~~floor area~~ square feet of one thousand (1,000) square feet. The gross ~~floor area~~ square feet figure may exclude any usable attic space or loft space. The total number of all detached accessory structures on lots in the E-2, R-1 and R-2 zoning districts shall be limited to one.

B. On lots of five (5) acres or more, but less than 7.50 acres in size, which are located in an A or E-1 zoning district, detached accessory structures to single-family residential uses shall not exceed a ~~total gross floor area~~ of three thousand (3,000) gross square feet. On lots 7.5 acres or more but less than 10 acres in size, which are located in an A or E-1 zoning district, detached accessory structures to single-family residential uses shall not exceed a total of three thousand five hundred (3,500) gross square feet. On lots 10 acres and greater, which are located in an A or E-1 zoning district, detached accessory structures to single-family residential uses shall not exceed a total of three thousand seven hundred fifty (3,750) gross square feet. The gross ~~floor area~~ square feet figure may exclude any usable attic space or loft space. ~~The total number of all detached accessory structures on lots of five (5) acres or more in size in the A or E-1 zoning district shall be limited to two (2).~~ On lots of five (5) acres or more in size in the A or E-1 zoning district, the maximum number of detached accessory structures is two (2).

C. On lots of 2.5 acres or more, but less than 3.4 acres in size, which are located in an A or E-1 zoning district, detached accessory structures to single-family residential uses shall not exceed ~~a gross floor area~~ of one thousand six

hundred (1,600) gross square feet. On lots 3.4 acres or more, but less than in size up to five (5) acres in size, which are located in an A or E-1 zoning district, detached accessory structures to single-family residential uses shall not exceed a gross floor area square feet equal to the lot size (in acres) multiplied by four hundred and eighty (480). The gross ~~floor area~~square feet figure may exclude any usable attic space or loft space. ~~The total number of all detached accessory structures on lots of 2.5 acres or more, but less than five (5) acres in size in the A or E-1 zoning district, shall be limited to one. On lots of 2.5 acres or more, but less than five (5) acres in size in the A or E-1 zoning districts, the maximum number of detached accessory structures is one (1).~~

D. On lots of less than 2.5 acres in size, which are located in an A or E-1 zoning district, detached accessory structures to single-family residential uses shall not exceed ~~a gross floor area square feet of~~ one thousand (1,000) gross square feet. The gross floor area square feet figure may exclude any usable attic space or loft space. ~~The total number of all detached accessory structures on lots of less than 2.5 acres in size in the A or E-1 zoning district shall be limited to one. On lots of less than 2.5 acres in size in the A or E-1 zoning districts, the maximum number of detached accessory structures is one (1).~~

E. ~~In all residential zoning districts (R, E and A) there shall be a minimum space of six feet (6') between the principal and accessory structure unless attached, and a minimum space of six feet (6') between all other accessory structures.~~

F. E. Detached accessory structures in the A and E-1 zoning districts that exceed ~~a gross floor area square feet of~~ one thousand (1,000) gross square feet must maintain a fifty foot (50') minimum setback from all property lines.

~~G.~~ F. In no zoning district may an accessory structure be constructed on a lot prior to the construction of the lot's principal structure.

H. G. Exceptions to the requirements contained in this section relating to accessory structures are as follows:

1. ~~In addition to the accessory structures allowed in Section 18, parts A-E above, up to two (2) additional accessory structures of no more than one hundred twenty (120) square feet per structure are allowed (2) accessory structures to as permitted additional small accessory structures for single-family residential uses in all A, E and R zoning districts each with gross floor areas square feet of one hundred twenty (120) square feet or less.~~
2. ~~In the A and E-1 zoning districts, accessory structures used exclusively for agricultural purposes are exempt from the standards in this Section 18. Accessory structures to principal agricultural uses (i.e., farms, ranches, stables, greenhouses, nurseries, and uses deemed similar by the city council) in the A and E-1 zoning districts.~~

3. Each residential lot with a principal building is allowed attached garage space or one detached garage up to 500 750 square feet, in addition to an accessory building or buildings as allowed per this section.

**Section Two. Amendment.** Title 10, Chapter 7, Section 2(B) of the Inver Grove Heights City Code is hereby amended as follows. The ~~struck-out~~ text shows the deleted wording and the underlined text shows the language added to the code:

B. Accessory Structure Standards:

Maximum size: <u>Lot size &gt;= 10 acres</u> <u>Lot size 7.5 acres – 9.99 acres</u> <u>Lot size 5 acres – 7.49 acres</u> <u>Lot size &gt;= 5 acres</u> <u>Lot size 3.4 acres - 5 4.99 acres</u>  Lot size 2.5 - 3.3 acres Lot size < 2.5 acres	A total of: <u>3,750 gross square feet in no more than two buildings</u> <u>3,500 gross square feet in no more than two buildings</u> <u>3,000 gross square feet in no more than two buildings</u> 2,400 square feet Lot size (in acres) multiplied (x) by 480 = maximum gross square feet <u>limited to one building</u> 1,600 gross square feet <u>limited to one building</u> 1,000 gross square feet <u>limited to one building</u>
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Note:

1. Accessory structures used exclusively for agricultural purposes are exempt from these standards.
2. See Chapter 15, Section 18 of this title for applicable accessory structure performance standards.

**Section Three. Amendment.** Title 10, Chapter 8A, Section 2(B) of the Inver Grove Heights City Code is hereby amended as follows. The ~~struck-out~~ text shows the deleted wording and the underlined text shows the language added to the code:

B. Accessory Structure Standards:

Maximum size: <u>Lot size &gt;= 10 acres</u> <u>Lot size 7.5 acres – 9.99 acres</u> <u>Lot size 5 acres – 7.49 acres</u> <u>Lot size &gt;= 5 acres</u> <u>Lot size 3.4 acres - 5 4.99</u> acres  Lot size 2.5 - 3.3 acres Lot size < 2.5 acres	A total of: <u>3,750 gross square feet in no more than two buildings</u> <u>3,500 gross square feet in no more than two buildings</u> <u>3,000 gross square feet in no more than two buildings</u> 2,400 square feet Lot size (in acres) multiplied (x) by 480 = maximum gross square feet <u>limited to one building</u> 1,600 gross square feet <u>limited to one building</u> 1,000 gross square feet <u>limited to one building</u>
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Note:

1. Accessory structures used exclusively for agricultural purposes are exempt from these standards.
2. See Chapter 15, Section 18 of this title for applicable accessory structure performance standards.

**Section Four. Amendment.** Title 10, Chapter 2, Section 2, DEFINITIONS of the Inver Grove Heights City Code is hereby amended as follows. The ~~struck-out~~ text shows the deleted wording and the underlined text shows the language added to the code:

Gross Square Feet (GSF): The sum of the horizontal areas of each story of the building measured from the exterior face of the exterior walls.

**Section Five. Effective Date.** This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Passed in regular session of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF INVER GROVE HEIGHTS**

By:

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Brenda Dietrich, Mayor

ATTEST:

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Rebecca Kiernan, City Clerk