

## CLARIFICATION OF CERTAIN CITY ORDINANCES

At the information meetings, through the comment cards and from telephone calls, a number of questions about City Ordinances have been posed. Here are the answers to the questions we heard most often:

### **1. How will the annexation affect existing uses, like farming?**

- Existing uses will be allowed to continue indefinitely. For example, if a property owner is currently farming the land, the farm may continue until the property is developed.

### **2. Can I continue to own horses?**

- Yes. For example, if a property owner owns an acreage with 5 horses, this use may continue. The only restrictions are discontinuing the use (removing the horses) for 6 months or longer, or expanding the use (adding 5 more horses).

### **3. How does annexation affect snowmobiling or hunting?**

- Regulations pertaining to snowmobiles and other motorized vehicles and firearms are not part of the City Zoning Ordinance. These are included in the Police regulations and in ordinances pertaining to traffic and motorized vehicles. The Scott County regulations in these instances would apply until the property is actually annexed.
- The City also allows the operation of snowmobiles within the City limits on private property (with permission), on designated trails, in County Road ditches, and on some City streets. The City does regulate speed and noise in some areas.
- Hunting is authorized under County and Township regulations. Special hunts, approved by the DNR and the City, are allowed under City ordinances at present.

### **4. What are the lot size standards in Prior Lake?**

- The lot width standards in Prior Lake are very similar to those in Scott County. The creation of new lots is more a function of the maximum number of units that will be allowed under the Metropolitan Council agreement than the required lot width.
- The City of Prior Lake Zoning Ordinance considers existing, legally created, lots of record are generally buildable. According to the State Shoreland Rules, if a lot is less than 50' wide and 7,500 square feet in area, a variance may be required to build. These variances are usually granted if there is no other reasonable use of the property.

**5. How will the City treat variances granted by the Three Person Board?**

- Variances granted by the Three-Person Orderly Annexation Board will be recognized as follows:
- If a variance has been used, the structure will not be considered nonconforming. For example, a variance was granted to build a garage, and the garage is in place, it is considered a legal structure.
- If the variance has not been utilized, it will be good for one year following the effective date of the new orderly annexation agreement. If the variance is not utilized within that year, the variance will expire. For example, if a property owner has received a variance for a garage, but has not yet built the structure, the property owner will have one year to build the garage under the approved variance.

**6. What are the City's standards for the industrial area?**

- The provisions of the I-1 district in the City of Prior Lake Zoning Ordinance are very similar to the provisions in the I-1 district in the Scott County Zoning Ordinance.
- The list of uses permitted in some manor is almost the same.
- The building material requirements are very similar.
- Upon visual inspection, it appears the existing uses in the Spring Lake Township industrial park will also be permitted under the Prior Lake Zoning Ordinance.

**7. If I have an existing well and my house is served with City water, may I keep my well?**

- The City must abide by the Minnesota Department of Health requirements. As long as the well complies with such requirements, it may continue to operate.