

ORDINANCE NO. 2011-02, THIRD SERIES

AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING
HASTINGS CITY CODE CHAPTER 155.23– R-2 MEDIUM DENSITY RESIDENCE (D)
ORIGINAL HASTINGS DESIGN STANDARDS

BE IT ORDAINED by the City Council of the City of Hastings as follows:

Chapter 155.23 (D) of the Hastings City Code – R-2 Medium Density Residence is hereby amended as follows: (Additions to the ordinance are underlined and section numbers may be renumbered):

(D) *Original Hastings design standards.*

(3) *Applicability.* The OHDS are applicable to all new residential development within the OHDS District. Substantial modifications to existing residential buildings shall also adhere to the design standards. Substantial modifications are defined as building improvements affecting the exterior of a structure, and exceeding ~~5%~~ 10% of its current building market value as defined by the Dakota County Assessor. This percentage shall be reviewed by the City Council on a regular basis. Substantial Modifications may include the following:

- (a) Projects in corner side yards abutting a right-of-way.
- (b) Accessory structures over 120 square feet.
- (c) Any project that would negatively affect the historic appearance of the streetscape.

(4) *Exemptions.* The following activities shall be exempt from Original Hastings Design Standards:

- (a) Accessory buildings under 120 square feet;
- (b) Fences, decks, porches and patios within the rear yard or interior side yard;
- (c) Areas of a home or structure not directly part of an alteration or improvement;

(d) Alterations or improvements to the interior of a structure not affecting the outward appearance; and

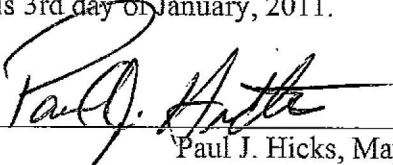
(a)(e) Exterior modifications to homes built after 1950; and

(e) Demolition of homes


(11) *Administration.* The Planning Department shall administer the design standards consistent with § 155.51. New residential development and substantial modifications to existing development shall be reviewed by the Planning Commission and approved by the City Council. Substantial modifications are defined as building improvements changing the exterior of a structure, and exceeding ~~5%~~ 10% of its current building market value as defined by the Dakota County Assessor. The Planning Director shall have the authority to determine conformance of any project to the Original Hastings Design Standards that do not require Planning Commission review and City Council approval.

All other sections shall remain unchanged.

ADOPTED by the Hastings City Council on this 3rd day of January, 2011.


Paul J. Hicks, Mayor

ATTEST:


Melanie Mesko Lee, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 3rd day of January, 2011 as disclosed by the records of the City of Hastings on file and of record in the office.


Melanie Mesko Lee, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (KSB)
101 4th St. East
Hastings, MN 55033