

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**ORDINANCE NO. 317-21**

**AN ORDINANCE AMENDING CITY CODE, SECTIONS 66-788, 66-791 AND 66-211, ALLOWING PRIVATE WELLS AND SEPTIC SYSTEMS WITHIN THE URBAN SERVICE AREAS UNDER VERY SPECIFIC CONDITIONS**

**THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA ORDAINS:**

**SECTION 1 AMENDMENTS**

1. Section 66-788 is hereby amended to read as follows:

**Sec 66-788 Purpose**

(e) To allow for minimal development of lots zoned RR or R1 located within the Urban Service Area not currently served by municipal utilities.

Article V Districts and District Regulations, Division 21 PUD Planned Unit Development

2. Section 66-791 is hereby amended to read as follows:

**Sec 66-791 Density**

(c) The development of parcels zoned RR or R1 within the Urban Service Area that are not connected to municipal utilities is allowed if the overall density at the time of full development and eventual connection to municipal utilities meets or exceeds the minimum density standards if all of the following factors or conditions are met:

3. Section 66-211 is hereby amended to include the following new subsections:

**Sec 66-211 Yard, Area, Building Size Requirements**

Minimum lot area

(a)

3. Minimum of 1.0 acre buildable for lots created within Urban Service Area that are not connected to municipal services that are established according to the terms of an approved PUD under Sections 66-788 through 66-798.

(b)

3. 110 feet for lots created within the Urban Service Area that are not connected to municipal services that are established according to the terms of an approved PUD under Sections 66-788 through 66-798.

(c)

3. 300 feet for lots created within the Urban Service Area that are not connected to municipal services that are established according to the terms of an approved PUD under Sections 66-788 through 66-798.

(d)

1. Front yard setback

c. 40 feet from the lot line or road right-of-way if applicable for lots created within the Urban Service Area that are not connected to municipal services that are established according to the terms of an approved PUD under Sections 66-788 through 66-798.

## SECTION 2 EFFECTIVE DATE

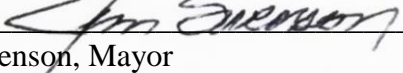
This Ordinance shall take full effect and be in full force after its passage and publication according to law.

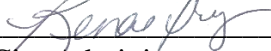
<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Amanda Darwin, Councilmember
<b>SECONDER:</b>	Kelly Neider, Councilmember/Acting Mayor
<b>AYES:</b>	Swenson, Neider, Blomquist, Darwin, Meacham

Passed and adopted this 13th day of July 2021



CITY OF NORTH BRANCH

BY:   
Jim Swenson, Mayor

ATTEST:   
Renae Fry, City Administrator