

BENTON COUNTY, MINNESOTA

WHEREAS, the Benton County Planning Commission on its own motion instituted proceedings to amend Ordinance Number 185 (Benton County Development Code), and any other ordinance, if any, amending Ordinance Number 185, and

WHEREAS, on July 26, 1994, Notice of Public Hearings To Consider Amending The Benton County Development Code was published in the official newspaper and mailed to the governing bodies of all towns and municipalities located within Benton County; and

WHEREAS, on August 11, 1994, the planning commission held a public hearing thereon and on September 8, 1994 recommended to the Benton County Board of Commissioners that said application be approved; and

WHEREAS, on August 16, 1994, the Board of County Commissioners held a public hearing thereon and on September 20, 1994 approved the proposed amendment,

NOW, THEREFORE, THE BENTON COUNTY BOARD OF COMMISSIONERS ORDAINS:

Add Section 6.2.5 to read as follows:

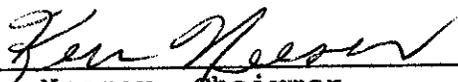
6.2.5 Notwithstanding sections 6.2.1 and 6.2.3, a residential garage (see section 3.69) may be erected or placed on lots zoned R-1, R-2, R-3, without a single family dwelling or other principal building, provided a conditional use permit for said garage is obtained.

A conditional use permit for a residential garage may

only be issued if and when the planning commission finds:

- A) That the garage will not be used for commercial purposes.
- B) That the garage shall not be used for temporary or permanent residence.
- C) That the garage will serve the residents of a single family dwelling located on a lot adjacent and abutting to, or separated by a street or road from, the lot upon which the garage will be placed.
- D) That the location of a residential garage on said lot is rendered reasonable and necessary by virtue of the size, shape or location of existing structures or improvements on the residential lot which the garage is proposed to serve.
- E) In R-1 zones garages shall not exceed 1,400 sq. ft. with a maximum side wall height of 12 feet.
In R-2 zones garages shall not exceed 1,000 sq. ft. with a maximum side wall height of 12 feet.
In R-3 zones garages shall not exceed 864 sq. ft. with a maximum side wall height of 9 feet.

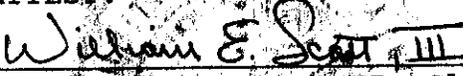
APPROVED AND ADOPTED by the County Board of Commissioners this
20th day of September, 1994.



Ken Neeser, Chairman
Benton County Board of Commissioners

225102

ATTEST:



William E. Scott, III, Clerk

OFFICE OF
BENTON COUNTY RECORDER
BENTON COUNTY, MN
CERTIFIED TO BE FILED
AND/OR RECORDED ON

SEP 20 3 40 PM '94

ALICE A. FROELICHER
COUNTY RECORDER

BY ab DEPUTY