

**RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Ordinance No. _____**

**AN ORDINANCE AMENDING THE RAVENNA TOWNSHIP ZONING
ORDINANCE REGARDING AGRICULTURAL ACCESSORY STRUCTURES**

The Board of Supervisors of the Town of Ravenna ordains:

Section I. Permitted Uses. Section 202.03 of the Ravenna Township Zoning Ordinance (Ordinance Number 01-2021, as amended) is hereby amended as follows:

202.3 Accessory Structures

Accessory structures may be permitted when they are constructed as an accessory to a new or existing dwelling. Garages containing more than 200 square feet of floor space, and fabric covered hoop buildings, portable storage structures, carports, and similar structures containing more than 200 square feet of covered space, are considered accessory structures for the purposes of this Section. No accessory structure containing more than 200 square feet of floor space shall be constructed unless a building permit is first obtained from the Township. No fabric covered hoop building, portable storage structure, carports, or similar structure containing more than 200 square feet of covered space shall be erected or placed unless a zoning permit is first obtained from the Township. Structures shall be properly maintained and repaired as determined by the Zoning Administrator. Any structure that has visible tears, is partially collapsed, or is otherwise in a dilapidated state must be immediately repaired or removed from the property. The number of allowed accessory structures and their height and square footage may not exceed the maximums shown below in Table 202. However, one garage with up to 1080 square feet and up to 16-foot sidewalls is allowed without consideration of the limit on the number and total square footage of allowed accessory structures. Any square footage of a garage that exceeds 1080 square feet shall be included in the calculation of the total square footage for allowed accessory structures on the property. No existing accessory structure shall be expanded in any way that results in the lot exceeding the maximum square footage, or the sidewall height limitations, set out in Table 202. The total square footage restriction is the combined total maximum square footage of accessory structures allowed on a property. The footprint of an accessory structure, including the area under any attached lean-to or similar structure containing a roof, shall be used to measure its total square footage. A storage container shall constitute an accessory structure for the purpose of determining the total number and square footage of accessory structures allowed on a property. Any storage container placed on the property must, within six months of being placed, be painted a uniform color and have all letters, numbers, and other markings removed.

Table 202 Accessory Structure Sizing					
Lot Size	Maximum #	SF Ratio	Maximum Total Square Feet	Side Wall Height (feet)	
Up to 1.4 acre	2		1500 sf	16 ft	
1.5 -1.9 acres (1)	2	0.0255	Lot area X SF ratio	16 ft	
2-4.9 acres (1)	3	0.0255	Lot area X SF ratio	16 ft	
5 + acres	4		5444 sf	16 ft	

To determine maximum structure size in square feet multiply total lot size in square feet (1 acre = 43,560 sf) by the SF Ratio. Example: 2.5 ac x 43,560 sf= 108,900 sf. Multiply total sf by ratio from Table 202. For example: 108,900sf (0.0255) = 2777 sf maximum structure size allowed.

Owners of tracts of land 5 acres or greater can construct accessory structures of a size not to exceed 5,444 square feet plus an additional 300 square feet for every complete acre of land owned over 5 acres. The maximum number of accessory structures allowed shall increase by 1 for every 10 acres over 10 acres.

Notwithstanding the maximum number and total square footage limitations contained in Table 202, and any other provision of this Section, any parcel, or combination of contiguous parcels, classified as agricultural by Dakota County and which contain at least 39 acres shall be permitted to construct agricultural accessory structures of any square footage and in any number provided such structures are used exclusively for agricultural operations on the property. For purposes of this provision, "contiguous parcels" means parcels under the same ownership that share a common boundary line, including parcels that meet at a corner.

All accessory structures cannot have sidewalls that exceed 16 feet, except that an agricultural structure on parcels containing 39 ~~40~~ acres or more may exceed the 16-foot side wall height limitation with prior approval of the Town Board upon a showing that a higher side wall height is needed in order to reasonably accommodate the intended use of the structure for agricultural purposes.

No accessory structure shall be constructed without first obtaining a building permit from the Township. Those accessory structures not required by law to obtain a building permit, including agricultural buildings, shall not be constructed without first obtaining a zoning permit from the Township. One single story shed of 200 square feet or less may be constructed without obtaining a building permit or zoning permit from the Township, though the structure is included for determining the total number of accessory structures allowed on a property. Setbacks under Provision 101.6 apply to all buildings.

Section II. Incorporation of Amendments. The Town Attorney and the Town Clerk-Treasurer are hereby authorized and directed to incorporate the amendments made by this Ordinance into the Ravenna Township Zoning Ordinance. The Chairperson and Clerk are authorized to sign the updated version of the Zoning and Land Use Ordinance once it is completed and that version shall constitute the official Ravenna Township Zoning Ordinance.

Section III. Effective Date. This Ordinance shall be effective upon the first day of publication after adoption.

Adopted on this ____ day of _____ 2026.

BY THE TOWN BOARD

Chairperson

Attest: _____
Clerk-Treasurer

New material is shown in double underlined and deleted material is shown as ~~stricken~~.

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