



AGENDA ITEM # 6.2(A)

REPORT TO PLANNING COMMISSION

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Date: May 20th, 2024

Subject: Ordinance Summary/Report of general information regarding current zoning standards for the Urban Residential Zone pertaining to lot, use, and density requirements for “Accessory Structure Size”, & performance standards for “Guest Quarters”.

Report: As requested by the Planning Commission during the April 2024 Public Hearing, the following report details the current standards regarding accessory structure size maximums & guest quarter performance standards for the Urban Residential zone. This report will also summarize the guest quarter performance standards for other residential zones in the City & provide a summary of guest quarter performance standards/sizing maximums from Crow Wing County’s Land Use Ordinance.

In the Urban Residential (UR) Zone, the following size maximums for accessory structures & guest quarters are described as follows:

- Accessory Structure Size – square feet, max, cumulative = 1280.
- Dwelling, guest quarters – “shall be a minimum of 400 square feet and a maximum of 600 square feet and shall not exceed 15 feet in height.”
- Maximum impervious coverage of 40%
- Maximum building height – 25

The City of Pequot Lakes Ordinance defines the following:

- **Accessory Dwelling Unit (ADU):** A single unit located outside of the Shoreland Area and on the same property as a principal dwelling providing complete, independent, living facilities for one or more persons, including

permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU may be detached, attached, interior (upper or lower level), above garage or a garage conversion.

- **Accessory Structure:** A building or other structure that is supportive, secondary and subordinate in use and/or size to the principle structure on the same parcel or lot which, because of the nature of its use, can reasonably be located at or greater than minimum structure setbacks. Includes all structures not considered the principle structure including but not limited to, T.V. towers antennas, dish antennas, outdoor swimming pools, outdoor hot-tubs, detached garages, sheds, guest quarters and boathouses.
- **Guest Cottage:** A structure used as a dwelling unit that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling unit on a lot.
- **Guest Quarter(s):** A room or rooms located within a detached accessory structure, used as a dwelling unit, that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling unit on a lot.

Other Residential Zone standards from PL Code:

- Transition Residential (TR) – no accessory structure maximum, no guest quarter square footage maximum, no guest quarter performance standards.
- Rural Residential (RR) – no accessory structure maximum, no guest quarter square footage maximum, no guest quarter performance standards.
- Downtown Mixed Use (DMU) – no accessory structure maximum, no guest quarter square footage maximum, no guest quarter performance standards.

Crow Wing County LUO Article 27 – Guest Cottage/Guest Quarters

- 27.2 – (Non-Shoreland Districts) – guest quarters meeting setbacks & impervious limits are allowed & maximum living area (footprint) is 900 square feet. Only one (1) additional dwelling unit is allowed in addition to a primary dwelling on a parcel of record.
- Shoreland Districts – guest quarters allowed meeting setbacks, impervious limits & lot density requirements, maximum square footage of 700 square feet.

Report notes:

- Currently, the Urban Residential zone has nuanced performance standards for guest quarters in comparison to other zones in the City. This conflicts with the allowed use of Accessory Dwelling Units (permitted on the Land Use Matrix) that contain living quarters.
- The accessory structure square footage maximum was likely intended to contribute to “neighborhood characterization” where larger residences with significantly smaller detached accessory structures were the intention of the zone.
- The allowed use of an accessory dwelling unit in this zone is met with size restrictions for guest quarters, with a maximum of 600 square feet – which is the most restrictive square footage allowance available in Code for a guest dwelling/quarters/cottage.
- Removal of the 1280 square foot maximum would allow for the construction of future accessory structures, with or without living quarters.
- The overall impervious surface maximum of 40% still maintains a strong dedication to open space for stormwater purposes.
- An ordinance amendment to remove the square foot maximum for accessory structures, and the sizing maximum for guest quarters in the performance standards of the Urban Residential zone would allow for ease of application and processing administratively.
- A suggested accessory dwelling unit living space maximum of 900 square feet is a maximum used in the County surrounding the City for non-shoreland parcels.

This report is for referential purposes only, no proposed changes or amendments have been formally introduced to City Council.