



PLANNING COMMISSION STAFF REPORT

TO: PLANNING COMMISSION MEMBERS

FROM: CORY HINZ-IBARRA, COMMUNITY DEVELOPMENT PLANNER

DATE: FEBRUARY 23, 2026

SUBJECT: REVIEW AND CONSIDER APPROVAL TO SCHEDULE A PUBLIC HEARING ON MARCH 16, 2026 FOR ORDINANCE 2026-341, AN ORDINANCE AMENDING ORDINANCE 2024-322, AN ORDINANCE AMENDING CITY CODE §153.007 ACCESSORY BUILDINGS, STRUCTURES, USES

Guiding Principle: *Update city codes upon the request of the City Council.*

Requested Action: *Review and consider approval to schedule a Public Hearing on March 16, 2026 for Ordinance 2026-341, an Ordinance Amending Ordinance 2024-322, an Ordinance Amending City Code §153.007 Accessory Buildings, Structures, Uses*

Background:

At the January 8, 2026 City Council Meeting, the Council requested the Commission to review and discuss Ordinance 2024-322, an Ordinance Amending City Code §153.007 Accessory Buildings, Structures, Uses and address the Shed definition and fees for Sheds under 200 square ft. Currently the Shed fee for sheds greater than 25 square feet to less than 200 square feet is \$205.00 (\$125.00 Building Inspector Fee & \$80.00 administration fee) and a Zoning Permit Application is required. The Council has recommended updating the Shed definition to reflect or to have similar to the Chicken Coop maximum size of 40 square feet plus the run maximum square feet of 20 totaling 60 square feet for the new maximum size of Shed without a fee. Items of importance to discuss:

- Establish new Shed definition and maximum square feet.
- Shed material.
- New Proposed Shed Fee.
- Inspection and survey requirements.

Recommendation:

Review and consider approval Review and consider approval to schedule a Public Hearing on March 16, 2026 for Ordinance 2026-341, an Ordinance Amending Ordinance 2024-322, an Ordinance Amending City Code §153.007 Accessory Buildings, Structures, Uses.

Fiscal Impact:

Staff time and publication expenses.

Alternatives:

1. None, the City Council wants the Commission to review design standards.

Attachments:

1. Ordinance 2024-322, an Ordinance Amending City Code §153.007 Accessory Buildings, Structures, Uses
2. Ordinance 2025-330, an Ordinance Amending Chapter 90 of the Lonsdale City Code Concerning Chickens
3. Public Hearing Notice

ORDINANCE 2025-333

**AN ORDINANCE AMENDING ORDINANCE 2024-322
AN ORDINANCE AMENDING CITY CODE §153.007
ACCESSORY BUILDINGS, STRUCTURES, USES**

The City Council of Lonsdale hereby ordains:

Chapter §153.007 of the City Code of the Lonsdale is hereby deleted and in lieu of, the following shall be inserted.

§153.007 ACCESSORY BUILDINGS AND STRUCTURES

- (A) Definitions, For the purposes of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.
- (1) **ACCESSORY USE or STRUCTURE.** A use or structure subordinate to and serving the principle use or structure on the same lot and used for purposes customarily incidental to those of the main use.
 - (2) **ACCESSORY GARAGE.** A detached building constructed for the purpose of storing vehicles or similar or related equipment. **ACCESSORY GARAGES** and structures greater than 200 square feet require a building permit.
 - (3) **SHED.** A one-story accessory structure that is less than 200 square feet and used primarily for storage. A shed 200 square feet or less does not require a building permit unless they are permanently affixed to the ground, however a zoning permit must be obtained. The requirements of this section do not apply to animal enclosures (doghouses) or children's playhouses, provided such structures are less than 25 square feet and five feet in height. However, domesticated animal enclosures or children's playhouses shall not be placed in the required front yards, shall not be placed closer than ten feet to any property line and shall not be permitted in existing utility and drainage easements. Does not apply to chicken coops.
 - (4) **PERMANENT HARD SURFACE FLOOR.** Shall mean concrete.
- (B) Requirements and regulations. Accessory uses and structures shall comply with the following standards and all other applicable regulations of this chapter.
- (1) No Accessory building, use or structure shall be constructed or established on any lot prior to the time of construction of the principle use to which it is necessary.
 - (2) The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principle use or structure served. In no case shall an accessory structure be utilized as an independence residence, either permanently or temporarily.
 - (3) The accessory use or structure shall not be permitted in any utility or drainage easements or wetland buffer.
 - (4) One shed as defined in this section may be placed on any lot in addition to the permitted number of accessory buildings.

- (5) Unless mounted on a trailer or equipped with wheels, ice fishing houses or other such structures used or designed to be used as temporary shelters shall be considered accessory buildings and shall be subject to the setback, square footage and other regulations of this chapter.
- (6) An accessory garage shall have a permanent hard surfaced floor.
- (7) Temporary structures permitted a total of fifteen (15) consecutive days.

(C) Residential districts. Standards for accessory structures in residential districts are as follows:

(1). Accessory garage size in residential districts shall be as follows:

Parcel Size	Total Square Footage	Max. Individual Building Size
0 - 1 acre	1,000 square feet	1,000 square feet
1 - 2 acres	1,250 square feet	1,250 square feet
2 - 3 acres	1,500 square feet	1,250 square feet
3 - 4 acres	1,750 square feet	1,250 square feet
4 - 5 acres	2,000 square feet	1,250 square feet
5 - 6 acres	2,250 square feet	1,500 square feet
6 - 7 acres	2,500 square feet	2,500 square feet
7 - 8 acres	2,750 square feet	2,500 square feet
8 - 9 acres	3,000 square feet	2,500 square feet
9 - 10 acres	3,250 square feet	2,500 square feet

(2) The accessory building or structure shall not exceed the height of the principle building structure or the average grade peak height of 20 feet, whichever is less.

(3) Sheds may encroach on side or rear yard setbacks, except in the case of a side yard of a corner lot abutting a public street. When encroachment into required side or rear yard setbacks is allowed, such sheds shall be setback at least five feet from all adjoining lots. If a shed is located within any drainage and/or utility easement, it shall be the responsibility of the property owner to move the shed if the City needs to access the respective drainage and/or utility easement(s).

(4) Accessory uses shall conform to all applicable setback and lot coverage requirements of the respective zoning district.

(D) Commercial or industrial districts. Standards for accessory buildings and structures in commercial and districts are as follows:

(1) No accessory building or structure shall exceed the height of the principle building except by conditional use permit.

(2) Accessory buildings shall not be located in the front yard of the principle building subject to the building code and the fire zone regulations, except where prohibited by other sections of this chapter.

(3) Accessory buildings shall conform to all applicable setback and lot coverage requirements of the respective zoning district.

(4) A maximum of two (2) shipping containers shall be permitted in the B-1, B-2, B-3, I-1, I-2, and C-I zoning districts and shall only have the owner's name and contact information on them.

(E) Nonconforming accessory uses and structures.

(1) No use or structure that is an accessory to a principle nonconforming use or structure shall continue after such principle use or structure shall have been terminated, unless it shall thereafter conform to the to all regulations of the zoning district in which it is located.

(2) The burden of establishing that any non-conformity is lawfully existing under the provisions of this section shall, in all cases, be upon the owner of the nonconforming property and not upon the city.

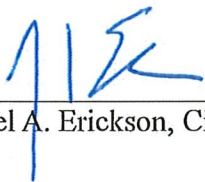
Effective immediately upon approval of the City Council and published in the official newspaper.

Adopted by the City Council of the City of Lonsdale this 28th day of August, 2025.



Tom Berg, Mayor

ATTEST:



Joel A. Erickson, City Administrator

ORDINANCE 2025-330

**AN ORDINANCE AMENDING CHAPTER 90 OF THE LONSDALE CITY CODE
CONCERNING CHICKENS**

The City Council of the City of Lonsdale hereby ordains:

Section 1. Section 90.01 (A) (3) of the Lonsdale City Code is hereby amended to read as follows:

- (3) Any poultry, including but not limited to, chickens, ducks, geese and turkeys, except as otherwise provided under City Code Section 90.30.

Section 2. Chapter 90 of the Lonsdale City Code is amended to add a new Section 90.30 to read as follows:

§ 90.30 Keeping of Chickens

(A) *Purpose.* It is the purpose and intent to permit, but limit, the keeping of chickens in a clean and sanitary manner which is not a nuisance to or detrimental to the public health, safety and welfare of the City of Lonsdale.

(B) *Definitions.* For the purpose of this Chapter, the following definitions shall apply:

- (1) Chicken shall mean a female chicken.
- (2) Rooster shall mean a male chicken.
- (3) Coop shall mean a stationary enclosed structure used for housing chickens as permitted by this section.
- (4) Run shall mean a movable enclosed outdoor area as permitted by this section, within which chickens may roam.

(C) *Keeping of chickens allowed.*

- (1) A person may keep up to six (6) chickens on residentially zoned property subject to the following:
 - (a) The residential property must contain either: (1) a detached single family home or (2) an attached single family home containing no more than two (2) dwellings.
 - (b) The owner of the chickens must reside on the property where the chickens are kept.
 - (c) The property where chickens are kept is not violation of Chapter §91: Health and Sanitation or §153.057 Nuisances.

(D) *Permit Required.*

(1) A permit is required for the keeping of chickens:

- (a) Those desiring to keep chickens shall file a written application with the city clerk on a form provided by the city and pay an application fee and obtain a permit from the City of Lonsdale. The fee is non-refundable and will not be pro-rated.
- (b) The application shall include an educational handout concerning the raising of backyard chickens in residential areas of the City. Prior to permit issuance, applicant shall execute an acknowledgement that they have read the handout.
- (c) The application shall include the following:
 - i. The number of chickens to be maintained on the premise
 - ii. A written statement that the applicant shall, at all times, keep the chickens in accordance with all of the conditions prescribed by the City and that failure to comply with such conditions shall constitute a violation of this chapter and will be grounds for revoking the permit.
 - iii. The address of the real property where the chickens will be kept.
 - iv. A site plan showing the location and size of the proposed coop and run, setbacks from the coop and run to property lines and surrounding buildings (including houses and buildings on adjacent lots) and the location, style and height of fencing proposed to contain the chickens in a run.
 - v. Other information that may be required by the City Administrator and/or designee, necessary to process the permit.
- (d) The City Administrator and/or designee shall process the application.
- (e) All initial permits shall expire on December 31st of the following year after their issuance unless sooner revoked. Renewal permits shall expire on December 31st unless sooner revoked.

(E) *Permit Revocations.* The City, upon written notice, may revoke a permit for failure to comply with provisions of this section or any of the permit's conditions.

- (1) The City may revoke any permit issued under this Section if the permit holder fails or refuses to comply with the requirements of this Section or any State, local law governing or Lonsdale City Code Chapters §91: Health and Sanitation; Nuisances, the cruelty to animals or the keeping of animals and §153.057 Nuisances. Any person whose permit is revoked shall have the right to appeal the revocation to the City Council.
- (2) A new permit shall not be issued for a period of two (2) years following revocation of a permit under this Section.

- (3) Any person whose permit is revoked or who fails to renew a permit shall, within ten (10) days thereafter, humanely dispose of all chickens owned, kept or harbored by such person on the property.

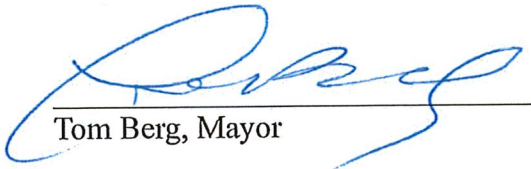
(F) *General Standards for Keeping of Backyard Chickens*

- (1) The keeping of roosters is prohibited.
- (2) Chickens shall not be raised or kept for the purpose of fighting.
- (3) Chickens shall not be kept in a principle dwelling or structures not meeting the required setbacks.
- (4) Chickens shall be kept in a stationary coop or accessory structure meeting the following minimum standards:
 - (a) The coop may not occupy a front or side yard
 - (b) A maximum of one (1) coop per lot shall be permitted.
 - (c) The coop shall have a minimum size of four (4) square feet per chicken and shall not exceed a maximum of forty (40) square feet.
 - (d) The coop shall be setback a minimum of twenty (20) feet the principle structure, at least five (5) feet from all property lines and shall not encroach upon utility and drainage easements.
 - (e) The coop and run shall not exceed eight (8) feet in height.
 - (f) Roofs on coops must be made of noncombustible materials.
 - (g) Extension cords and heat sources are prohibited.
 - (h) The coop shall not create a nuisance which may have characteristics related to noise, dust, odors, glare or unsightly building exterior.
 - (i) The coop shall be built to protect chickens from extreme heat and cold.
 - (j) Coops shall be at all times maintained in good condition.
 - (k) Coops shall be locked when the coop is not actively being maintained.
- (5) Chickens shall have access to a Run meeting the following minimum standards:
 - (a) The Run can be temporarily attached to the Coop.
 - (b) The Run shall be setback a minimum of twenty (20) feet from the principle structure, at least five (5) feet from all property lines and shall not encroach upon utility and/or drainage easements.
 - (c) A maximum of one (1) run per lot shall be permitted.
 - (d) The run shall have a maximum size of twenty (20) square feet per chicken.
 - (e) The run shall be fully enclosed and covered with durable materials.
 - (f) Structural components of the run shall be consistent with coop materials.
 - (g) Fencing materials used as run components shall be woven wire materials and high quality wood resistant to moisture rot, aluminum, wrought iron, vinyl, composite or other similar materials and kept in good condition and regularly maintained.

- (h) The run shall be maintained in good condition at all times.
- (6) The following minimum sanitation standards shall be observed at all times:
 - (a) The slaughtering of chickens is prohibited.
 - (b) All premises on which chickens are kept or maintained shall be kept clean from filth, garbage and any substance which attracts rodents. The coop and its surrounding area shall be cleaned frequently to control odor. Manure shall not be allowed to accumulate in a way that causes an unsanitary condition or causes odors to be detectible from another property.
 - (c) All grain and food stored for chickens shall be kept indoors in a rodent-proof container.
 - (d) Chickens shall be kept in such a manner does not constitute a nuisance as provided in City Code Chapters §153.057: Nuisances and §91: Health and Sanitation; Nuisances.
 - (e) Persons no longer intending to keep chickens on the subject property shall notify the City in writing and remove the coop, excluding accessory structures and run no later than ten (10) days from no longer having chickens.
 - (f) The coop and run shall be removed from the property upon permit expiration and/or permit revocation at the property owner's expense no later than ten (10) days from no longer having chickens.

Section 3. This ordinance shall become effective immediately upon its passage and publication according to law.

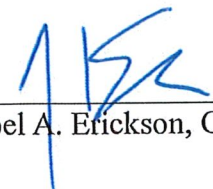
Adopted by the City Council of the City of Lonsdale, Minnesota this 8th day of May, 2025.



Tom Berg, Mayor

ATTEST:

(S E A L)



Joel A. Erickson, City Administrator

NOTICE OF PUBLIC HEARING
ORDINANCE 2026-341, AN ORDINANCE
AMENDING ORDINANCE 2024-322, AN ORDINANCE AMENDING CITY CODE §153.007
ACCESSORY BUILDING, STRUCTURES, USES

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning & Zoning Commission on Monday, March 16, 2026 at 7:00 pm or soon thereafter at the Lonsdale City Hall, 103 15th Ave SE to consider recommending approval of Ordinance 2026-341, an Ordinance Amending Ordinance 2024-322, an Ordinance Amending City Code §153.007 Accessory Buildings, Structures, Uses.

A copy of Ordinance 2026-341, an Ordinance Amending Ordinance 2024-322 Amending City Code §153.007 Accessory Buildings, Structures, Uses is available for viewing at City Hall between 8:00 am and 4:30 pm Monday - Friday. This hearing is an opportunity for the public to make comments regarding Ordinance 2026-341. Written comments should be received no later than 4:30 pm on Tuesday, March 10, 2026 at Lonsdale City Hall, 103 15th Ave SE, Lonsdale, MN 55046 and/or sent to chinz-ibarra@lonsdalemn.com. For additional information, contact Cory Hinz-Ibarra at (507) 744-2327 ext.4 or chinz-ibarra@lonsdalemn.com.