

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & discussion on allowing more than one principal building on a parcel of land & residences/dwellings accessory to non-residential uses.

Administrator Wisnefske is asking the Commissioners to begin discussing this issue. There have been several requests from various property owners regarding having more than one principal building on their parcel. Most recently the inquiries have been regarding having a residence and business building on the same parcel of land.

Administrator Wisnefske has sought input from Code Administrator Kussow on what our Code currently allows/states. Please see his comments below:

After thorough review of the code, Section 9.08-83 does not allow more than one principal building on a parcel of land in most circumstances. Section 9.08-83 states: *“There shall be no more than one principal building on a parcel of land, except as may be specifically allowed in this chapter. When this chapter allows more than one principal building on a lot, the reviewing authority may (1) require a greater yard setback than what is normally required for the zoning district in which it is located, (2) require additional landscaping, (3) establish a minimum separation between principal buildings, and (4) impose any other condition necessary to address concerns related to public health, safety, and welfare.”* Your code also does not have a use/allowance for residences accessory to businesses in which the owner or employees reside. Therefore, technically, the answer is a single-family residence is not allowed on the same parcel as the principal building.

I would recommend that this topic be put on a Plan Commission agenda for discussion in the near future to see if the Town wants to amend this limitation. Some communities do allow for multiple principal buildings on a parcel (e.g., commercial property with multiple commercial buildings) and/or residences accessory to businesses for the owner(s)/employee(s). The Town has also historically allowed developments with multiple commercial principal buildings. In my opinion, multiple principal buildings on a parcel may be acceptable in certain circumstances, especially in commercial instances. I am also a proponent of allowing a business owner [to] live on the same property as their commercial business.

Administrator Wisnefske will be available for questions and further discussion at the meeting.

DISCUSSION ITEM ONLY

Respectfully Submitted,
Kelsey