

TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Zoning Code Amendment – Accessory Structure Size
APPLICANT: Alena and Mark Puzenkou
DATE: 6-11-2025 for 6-18-2025 meeting

OVERVIEW

Alena and Mark Puzenkou live on a 2.69-acre lot in St. Francis. According to the City's Code, lots between 2.5 and 5 acres in size are allowed a maximum total detached accessory structure square footage of 1,500 square feet. The applicants have recently constructed an addition onto an existing detached accessory structure and a lean-to. Together, the total detached accessory structure square footage on the lot now comes to 2,268 square feet. The applicants are requesting to amend the City's Zoning Code to allow additional square footage for detached accessory structures on lots between 2.5 and 5 acres in size.

DETACHED ACCESSORY STRUCTURE SIZE

Existing Regulations

The City's size limitations for detached accessory structures are found in Code Section 10-68-04 and are as follows:

Lot Size	Accessory Structure Limits	
Less than 1 acre	Total detached square footage	600 SF
	Maximum number of detached buildings	1
	Maximum sidewall height	10 feet
1 acre but less than 2.5 acres	Total detached square footage	1,200 SF
	Maximum number of detached buildings	1
	Maximum sidewall height	12 feet
2.5 acres but less than 5 acres	Total detached square footage	1,500 SF
	Maximum number of detached buildings	2
	Maximum sidewall height	14 feet

5 acres but less than 10 acres	Total detached square footage	4,000 SF
	Maximum number of detached buildings	2
	Maximum sidewall height	16 feet
10 acres and larger	Total detached square footage	5,000 SF
	Maximum number of detached buildings	2
	Maximum sidewall height	18 feet

Precedent Codes

In order to evaluate the applicants' request, Staff reviewed the accessory structure size limitations of surrounding communities. Generally, cities allowed between 2,000 and 3,000 square feet of accessory structure square footage on lots between 2.5 and 5 acres in size. The following table lists the allowable accessory structure sizes in neighboring communities:

Lot Size (acres)	Allowable Total Accessory Structure Size (square feet)									
	St. Francis	Nowthen	Oak Grove	Ham Lake	Ramsey	Otsego	Dayton	East Bethel		
2.0 – 2.5	1,200	2,400	1,800	1,500	2,400	2,000	2,000	1,800-1,950		
2.5 – 3.0	1,500	3,200	2,400	2,400	2,700			2,500	3,000	2,100-2,250
3.0 – 3.5						3,000	2,500			3,000
3.5 – 4.0					3,600			3,000		
4.0 – 4.5			3,500			3,000	2,700-2,775			
4.5 – 5.0										3,500

Recommendation

Based on the precedent research, St. Francis allows a smaller amount of detached accessory structure square footage on lots of similar sizes than surrounding communities. Staff has received several inquiries about this limitation over the years, indicating that there is a desire within the community to increase this standard. As an ordinance amendment, this request is a legislative action by the City. Therefore, the City has a higher level of discretion when determining if this change is in the best interest of the City or not. If the City would like to increase the allowable amount of square footage for detached accessory structures, Staff recommends using a round number in the middle of the examples we found – perhaps 2,500 SF. Changes to the allowable number of accessory buildings on a lot and maximum sidewall height are not anticipated or requested at this time.

ACTION TO BE CONSIDERED

Staff is requesting that the Planning Commission hold a public hearing, review the requested Zoning Code amendment, and provide a recommendation to the City Council.

Potential Motions:

1. Move to recommend approval of the amendment to Section 10-68-04 of the Zoning Code to increase the allowable total square footage of detached accessory structures on lots 2.5 to 5 acres in size as requested.
2. Move to recommend denial of the requested amendment to Section 10-68-04 of the Zoning Code.
3. Table the request and ask for additional information from the applicants and/or Staff.