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CREDIT RIVER TOWNSHIP ORDINANCE NO. 10

AN ORDINANCE TO AMEND ORDINANCE NO. 5, SECTIONS I, II, III, IV, V, VI OF THE CREDIT RIVER TOWNSHIP ORDINANCE.

THE TOWNSHIP OF CREDIT RIVER ORDAINS:

SECTION I. Section I. shall be amended to read as follows:

For the purpose of regulating the location, size, use and height of buildings, arrangement of buildings on lots and density of population in the Town of Credit River, no person, firm, or corporation shall construct, move or extend the outside dimensions of any building upon any land in said Town without first having received a permit from the Town Clerk. This section shall not apply to residential improvements or additions where the cost of such improvement or addition does not exceed One Thousand Dollars (\$1,000.00), nor shall this section apply to farm out-buildings used exclusively for farming purposes.

SECTION II. Section II. shall be amended to read as follows:

The Town of Credit River has been zoned into two (2) districts, namely:

A-2 Agricultural

R-1, R-2, and R-3 Residential

in accordance with Scott County Zoning Regulations enacted in Scott County Ordinance Number 3 as amended June 18, 1986. For the purposes of this Ordinance, Agricultural shall mean rural areas with ten (10) acres or more used for farming and single family residences. Residential shall mean single family dwelling units as defined by the Scott County Ordinance.

A. For the purposes of this Ordinance, mobile home sites, trailer house sites shall be deemed Residential and shall require Town Board approval as set forth in Section III. before being allowed as a Conditional Use under the Scott County Zoning Regulations.

SECTION III. Existing Section III. is deleted and replaced by new Section III. to read as follows:

No building or structure shall be hereafter moved into the Town of Credit River except under the following conditions:

A. Any person desiring to move buildings or structures into the Town of Credit River shall apply for such permit to the Clerk of the said Town. The permit fee will be in an amount determined by the Town Board to pay for the inspection of the building at its present location before being moved into the Township and for the inspection of the building site by the members of the Town Board before approving or disapproving the building and the site. A majority of the Town Board must approve the proposed building and site before the building is moved into the Township.

B. Prior to issuance of the permit for moving and placement of the house on its foundation, the applicant will provide a performance bond, either by way of cash, letter of credit, or corporate surety, in an amount to insure the performance of completing the building site excavation and laying the foundation, which amount shall be determined by the Town Board at the time of hearing on the permit. The amount of the bond shall include any additional estimated costs of completing the relocation of the building and compliance with Scott County Zoning Regulations Ordinance No. 3, Section 7.05. During

construction, when the building has been set on the foundation, one-half of the Performance Bond, if cash, shall be released, with the remaining one-half of the cash bond to be released upon final inspection by the Town Board or the Scott County Building Inspector.

C. The building or structure will comply with all Scott County and State of Minnesota Building Code requirements.

D. Every dwelling moved into Credit River for habitation purposes shall have a minimum of 960 square feet floor space, exclusive of sheds or garages, and shall be in structurally sound condition.

E. In the event the applicant does not complete the relocation construction work as provided in this ordinance within eight (8) months after issuance of the moving permit, the Town Board, after inspection, shall have the right to raze or remove the building after due notice and compliance with Minnesota Statutes 463.15 thru 463.17 in the event the Town Board finds that the uncompleted building constitutes a health or safety hazard or has become a public nuisance.

SECTION IV. Existing Sections IV., V., and VI. shall be deleted and replaced by new Section IV. to read as follows:

Any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be fined in an amount not to exceed Seven Hundred Dollars (\$700.00) or imprisoned for a period not to exceed ninety (90) days. Each day that any violation is continued shall constitute a separate offense.

SECTION V. Existing Section VII. shall be deleted and replaced by new

Section V. to read as follows:

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance.

SECTION VI. Existing Section VIII. shall be deleted and replaced by new Section VI. to read as follows:

This Ordinance shall become effective from and after the date of its publication according to law.

Adopted this 30 day of April, 1987.

BOARD OF SUPERVISORS

TOWN OF CREDIT RIVER

By: William Casey
Chairman

ATTEST:

Robert J. [unclear]
Town Clerk

CREDIT RIVER TOWNSHIP ORDINANCE NO. 12

AN ORDINANCE AMENDING CREDIT RIVER TOWNSHIP ORDINANCE NO. 16,
SECTION III. E.

THE TOWNSHIP OF CREDIT RIVER, SCOTT COUNTY, ORDAINS:

SECTION I. The following amended Ordinance No. 12, Section III. E. shall
replace the existing Section III. E. of Credit River Township Ordinance No. 16.

E. In the event the applicant does not complete the relocation
construction work as provided in this ordinance within two (2) months
after issuance of the moving permit, the Town Board, after inspection,
shall have the right to raze or remove the building after due notice
and compliance with Minnesota Statutes 463.15 thru 463.17 in the event
the Town Board finds that the uncompleted building constitutes a health
or safety hazard or has become a public nuisance.

SECTION II. This Ordinance becomes effective from and after its passage and
publication.

Adopted this 21 day of Dec, 19 87.

BOARD OF SUPERVISORS
TOWN OF CREDIT RIVER

By: William Casey
Chairman

ATTEST:

Joseph J. Sklar
Town Clerk