

**CITY OF WAHKON**  
Ordinance No. 2020-2

**AN ORDINANCE AMENDING THE CITY OF WAHKON  
ZONING ORDINANCE**

The City Council of the City of Wahkon ordains:

**ARTICLE I.** Section 4.2 of the City of Wahkon Ordinance 2017-1, the “City of Wahkon Zoning Ordinance” is amended by adding the double-underlined material and deleting the ~~stricken~~ material as follows:

**Section 4.2. Interim Uses.** The following uses are allowed in the MM District as interim uses and require an interim use permit from the City:

- (a) Seasonal storage;
- (b) Temporary personal storage;
- ~~(e) Accessory building without primary structure;~~
- ~~(d)~~(c) Vacation rentals; and
- ~~(e)~~(d) Class B home occupations.

**ARTICLE II.** Section 5.8 of the City of Wahkon Ordinance 2017-1, the “City of Wahkon Zoning Ordinance” is amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

**Section 5.8. Accessory Structures.** The construction, placement, or expansion of an accessory structure including, but not limited to, detached garages, decks, pergola, and gazebos shall comply with this Section.

Subd. 1. Permit. No person shall construct, place, or expand an accessory structure without first obtaining a land use permit from the City, unless there is an express exception contained in Section 9.2, subd. 6. ~~A permit shall only be issued if the accessory structure is to be located on a lot that already contains a primary structure or if the primary structure is being constructed at the same time as the accessory structure or through interim use permitting subject to the provisions of this Ordinance. section 4.2 subd C.~~

Subd. 2. Standards. Accessory structures shall comply with the following standards:

- (a) Height. An accessory structure shall not exceed 25 feet in height; and
- (b) Total Area. The total square footage of all accessory structures on a lot shall not exceed the allowable impervious surface coverage as allowed in the Ordinance; and

- (c) Recreational Vehicle as Primary Structure. Only one (1) accessory ~~structure deck~~ up to 160 square feet, ~~not containing living quarters~~, is permitted on a property where the primary structure is a permitted recreational vehicle that is connected to city sewer, water, and electric services; and
- (d) A lot that does not contain a primary structure may have one (1) accessory structure if the following standards are met, along with adherence to the height and setback requirements above.
1. The lot is either (1) capable of connecting to the city sanitary sewer system, which is verified by the city wastewater operator; or (2) if not capable of connecting to city sanitary sewer system, then the property owner must provide a private sanitary sewage treatment system design by a licensed Minnesota designer and approved by Mille Lacs County. The approval of the design by the county shall be in writing and included with the permit application to the city. The area approved to include the private sanitary sewage treatment system shall be preserved and may not contain any physical improvements until a primary structure is erected on the lot.
  2. The property owner must show a minimum 1200 square-foot area that is an upland area for a future primary structure to be located. This area must be preserved for a future primary structure but may contain non-structural improvements, such as a parking area, until a primary structure is erected. No accessory buildings shall be placed in this area.
  3. The accessory structure must not take up more than 75% of the total impervious area allowance on the lot, unless and until a conforming primary structure is lawfully erected. A driveway, parking area and all other improved impervious areas shall be included in this requirement.

**ARTICLE III.** Incorporation of Amendments. The City Clerk-Treasurer is hereby authorized and directed to work with the City Attorney as needed to incorporate these amendments into the text of the City of Wahkon Zoning Ordinance, renumber sections as needed, have the consolidated ordinance executed by the Mayor and Clerk, and to file the consolidated ordinance in the office of the City Clerk-Treasurer as the City's official zoning ordinance.

**ARTICLE IV.** Effective Date. This ordinance shall be effective upon the first day of publication after adoption.

Adopted on the 10<sup>th</sup> day of August 2020.

**BY THE CITY COUNCIL**

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Ronda Bjornson, Mayor

**ATTEST:**

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Karrie Roeschlein, City Clerk-Treasurer

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