



**City of Lake St. Croix Beach**  
City Hall  
16455 20<sup>th</sup> Street South  
Lake St Croix Beach, MN 55043

## **Planning Commission**

### **October 7, 2026 - 6:00 PM**

Will be held *in person* at City Hall - and electronically/telephonically by Zoom  
Topic: Planning Commission  
Join Zoom Meeting  
Meeting ID: 992 441 7375  
Passcode: 5vh1rw

### **AGENDA**

1. **CALL TO ORDER**
  - a. **Roll Call**

|                 |       |
|-----------------|-------|
| Samantha Fink   | _____ |
| Lynn Gallandat  | _____ |
| Linda O'Donnell | _____ |
| Dawn Peterson   | _____ |
| John Sievert    | _____ |
2. **APPROVE AGENDA**
3. **APPROVE MINUTES – September 2nd, 2026**
4. **PUBLIC COMMENTS – Items not on the Agenda.**
5. **OPEN PUBLIC HEARING**

To consider amending and adding regulations pertaining to Accessory Structures and Facilities.

**CLOSE PUBLIC HEARING**
6. **DISCUSSION ON ACCESSORY STRUCTURES**
7. **ZONING CODE REVIEW AND SCHEDULE**
  - a. **Zoning – Performance Standards**
  - b. **Schedule**
8. **COMPREHENSIVE PLAN (IMAGINE 2050)**

Met Council Small Communities Planning Program Update.
9. **STAFF REPORT**
10. **COMMISSIONER REPORTS AND REQUESTS**

Samantha Fink  
Lynn Gallandat  
Linda O'Donnell  
Dawn Peterson  
John Sievert
11. **ADJOURN**



## City of Lake St. Croix Beach

City Hall

16455 20<sup>th</sup> Street South

Lake St Croix Beach, MN 55043

## Planning Commission September 2, 2026 - 6:00 PM

Held *in person* at City Hall - and electronically/telephonically by Zoom

### MINUTES

1. **CALL TO ORDER** 6.05pm

a. **Roll Call**

|                 |         |
|-----------------|---------|
| Samantha Fink   | Present |
| Lynn Gallandat  | Present |
| Linda O'Donnell | Present |
| Dawn Peterson   | Present |
| John Sievert    | Absent  |

2. **APPROVE AGENDA**

**Motion to approve agenda as amended (City Attorney Benson was delayed so item 5 will be discussed when she arrives) made by Commissioner Gallandat, seconded by Chair Fink. Motion passed 4:0:1absent**

3. **APPROVE MINUTES – August 5<sup>th</sup>, 2026**

**Motion to approve Minutes of August 5<sup>th</sup> Meeting was made by Commissioner O'Donnell, seconded by Commissioner Gallandat. Motion passed 4:0:1absent**

4. **PUBLIC COMMENTS – Items not on the Agenda.**

**Dawn Bulera, 16<sup>th</sup> Street S.**, spoke about a potentially non-compliant pole barn structure on 18<sup>th</sup>/Racine that is substantially higher than the adjacent home.

5. **ZONING CODE REVIEW AND SCHEDULE**

a. **Zoning – Performance Standards**

City Attorney Benson lead a discussion on comparing the existing Zoning code to the League of MN Cities model, specifically on sections including environmental nuisances, exterior lighting, noise and vibrations, and animal keeping requirements. Many of these regulations already exist in the nuisance ordinance and do not need to be duplicated in the Zoning Code.

Zoning regulations, focusing on seasonal principal buildings and their modifications. The group removed several items, including definitions of domestic farm animals and regulations on building placement, as these were already addressed elsewhere. All agreed that non-winterized seasonal principal buildings should remain as legal non-conformities, with no alterations or improvements allowed unless winterized systems are installed. Minimum structure width was discussed with the understanding that a 20' minimum width requirement exists to encourage more substantial year-round living structures rather than temporary housing. City Attorney discussed the exterior storage regulations, clarifying what items could be stored outside buildings and explaining the specific requirements for storing watercraft and trailers

6. **COMPREHENSIVE PLAN (IMAGINE 2050)**

Met Council Small Communities Planning Program Update.

City Clerk Ashby provided a **Small Communities Planning Program, Project Initiation Guide** provided by Met Council to all Commissioners. A kick-off session is planned for early October.

City Clerk Ashby provided information on the **2026 PlanIt Conference** on Thursday, November 19<sup>th</sup>. This free, all-day event ties in with the Comp Plan process and she asked that any commissioners interested in attending reach out and she would get them registered to attend.

7. **STAFF REPORT** – Nothing more to report

8. **COMMISSIONER REPORTS AND REQUESTS**

Samantha Fink – Nothing to report

Lynn Gallandat – Nothing to Report

Linda O'Donnell – Asked city clerk about the comment from Dawn Bulera regarding pole barn structure on 18<sup>th</sup>/Racine. Staff is aware of this structure as are City Building Inspector and City Attorney. No permit was pulled for this structure.

Dawn Peterson – Nothing to report

John Sievert - absent

9. **ADJOURN** – 7.49pm

## Mary Ashby

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**From:** Christina Benson <CBenson@eckbergglammers.com>  
**Sent:** Tuesday, September 29, 2026 2:56 PM  
**To:** Mary Ashby; Samantha Fink'; odonnell.lscb@gmail.com; John Sievert; lynn.gallandat@gmail.com; dpetersonlscb@yahoo.com  
**Cc:** Greg E; Tom McCarthy; noahlscb@landricltd.com; bfreppertlscb@gmail.com; timschneiderlscb@gmail.com  
**Subject:** RE: Planning Mtg - October 7th - Public Hearing  
**Attachments:** Ordinance - Accessory Structures and Facilities Amendment REDLINE 1.0.docx; Ordinance - Accessory Structures and Facilities Amendment REDLINE 2.0.docx

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this Email and know the content is safe.

Good afternoon Planning Commission,

Please see attached two documents for your review.

1. Ordinance – Accessory Structures and Facilities Amendment REDLINE 1.0
2. Ordinance – Accessory Structures and Facilities Amendment REDLINE 2.0

The 1.0 version is me deleting all of the things in your current ordinance that do not do anything (they are redundant and/or not applicable because of districts/lot sizes).

The 2.0 version is me adding clarification to your current ordinance but in the fixed up format with all of the obsolete items removed.

The primary question before the planning commission is should the city allow accessory structures and facilities other than detached garages, storage sheds, and accessory structures along with the size and location of the various accessory structures and facilities. I have also identified some gaps in the business districts for the planning commission to fill in.

See you next week,

**Christina Benson**

Attorney



1809 Northwestern Avenue | Stillwater, MN 55082

Direct: 651-351-2125 | Fax: 651-439-2923

[eckbergglammers.com](http://eckbergglammers.com)



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ORDINANCE NO. 2026-10-\_\_

AN ORDINANCE OF THE CITY OF LAKE ST. CROIX BEACH, WASHINGTON COUNTY,  
MINNESOTA, AMENDING SECTION 157.003, 157.\_\_ AND 157.\_\_ OF THE CODE OF ORDINANCES  
TO REGULATE ACCESSORY STRUCTURES AND FACILITIES

WHEREAS, accessory structures and facilities have become readily available through retailers in the last few years;

WHEREAS, there has been an increase in the number of new accessory structures and facilities in the City of Lake St. Croix Beach;

WHEREAS, the existing accessory buildings ordinance is unclear and outdated;

WHEREAS, notice of a public hearing was published in the Stillwater Gazette on September \_\_, 2026;

WHEREAS, a public hearing was held October 7, 2026;

WHEREAS, then on October 7, 2026 the planning commission recommended the City Council adopt amendments to regulations of Accessory Structures and Facilities;

WHEREAS, the City finds amendments to the conform to the zoning code purpose and conform substantially to the policies, goals, and standards of the Comprehensive Plan;

NOW, THEREFORE, the City Council of the City of Lake St. Croix Beach hereby ordains that the following sections of the City Code are hereby amended to read and include as follows:

Section \_\_. AMENDMENT TO CODE. Chapter 157 of the City of Lake St. Croix Beach Code of Ordinances is hereby amended by amending Section 157.003 Definition of Terms to replace the definition of Accessory Building with the following:

ACCESSORY STRUCTURE OR FACILITY. Any building or improvement located on the same lot as the principal use subordinate to a principal use which, because of the nature of its use, can reasonably be located at or greater than normal structure setbacks.

Section \_\_. AMENDMENT TO CODE. Chapter 157 of the City of Lake St. Croix Beach Code of Ordinances is hereby amended by amending Section 157.003 Definition of Terms to repeal the definition of Garage – Private, Garage – Repair, and Garage-Storage.

Section \_\_. AMENDMENT TO CODE. Chapter 157 of the City of Lake St. Croix Beach Code of Ordinances is hereby amended by amending Section 157.067 Accessory Buildings and Structures is hereby amended to read as follows:

§ 157.067 ACCESSORY ~~SBUILDINGS AND STRUCTURES~~ AND FACILITIES.

~~— (A) Types of Accessory Buildings. Accessory Buildings and other non-Dwelling Structures include the following: Storage or tool sheds; Detached residential Garages; detached rural Storage Buildings; detached domesticated farm animal Buildings; agricultural farm Buildings; non-accessory, non-Dwelling Structures. Said Buildings are defined as follows:~~

**Commented [CB1]:** Defined in building code as: A building or portion of a building in which motor vehicles used by the owner or tenants of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

**Commented [CB2]:** Defined in building code as: . A building, structure or portion thereof used for servicing or repairing motor vehicles

—(1) ~~Storage or Tool Sheds. A one-story Accessory Building of less than 160 square feet gross area with a maximum roof height of 12 feet.~~

—(2) ~~Detached residential Garage. A one-story Accessory Building Used or intended for the Storage of motor driven passenger Vehicles with a maximum gross area of 1,000 square feet.~~

—(3) ~~Detached rural Storage Building.~~

—(a) ~~A one-story Accessory Building Used or intended for the Storage of hobby tools, garden equipment, workshop equipment and the like.~~

—(b) ~~The gross area of said Building shall not exceed 1,500 square feet in gross area on a parcel of between ten and 20 acres and not more than 1,000 square feet in gross area on a parcel of less than ten acres.~~

—(4) ~~Detached domesticated farm animal Building. A one-story Accessory Building Used or intended for the shelter of domestic farm animals and/or related feed or other farm animal supportive materials. Said Building shall require a State Pollution Control Agency Feedlot Permit and a Conditional Use permit, and shall not exceed 1,500 square feet in gross area on a parcel of between ten and 20 acres and not more than 1,000 square feet in gross area on a parcel of less than ten acres.~~

—(5) ~~Agricultural farm Building. An Accessory Building Used or intended for Use on an active Commercial food-producing farm operation of more than 20 acres. A State Pollution Control Agency permit may be required.~~

—(6) ~~Residential Business Transitional District (RBT). No accessory Structures or Buildings shall be allowed.~~

—(7) ~~Any dish antenna having a diameter in excess of 30 inches shall require a Building permit and shall be located where practical in the Rear Yard of the property and shall conform to the Setback provisions of Section 157.043 and Section 157.047 of this ordinance. All dish antennas shall be securely anchored to the ground and shall be reasonably screened by Landscaping or fencing. No antenna shall be placed so as to exceed a height greater than the heights of the Principal Structure located upon the property as measured from the highest point of the Principal Structure.~~

—(1) ~~Greenhouses, private. A structural Building with different types of covering materials, such as a glass or plastic in which temperature and humidity can be control for the cultivation or protection of plants. Such Buildings may be temporary or permanent, with a maximum gross area noted below.~~

(A) – (B) Permitted Uses of Accessory Structures and Facilities Buildings in Residential Districts.

(1) Permitted Structures and Facilities

|                                                                                                                     | R-1 District     | R-2 District | R-3 District   |
|---------------------------------------------------------------------------------------------------------------------|------------------|--------------|----------------|
| <del>(1) Agricultural farm Building on active Commercial Food Producing Farm Operations of more than 20 acres</del> |                  |              |                |
| Use                                                                                                                 | C                | C            | N              |
| <del>(2) Detached domesticated farm animal Building on parcels between 5 and 20 acres</del>                         |                  |              |                |
| Use                                                                                                                 | C                | N            | N              |
| Maximum area size                                                                                                   | 1,500/1,000 s.f. | -            | -              |
| Maximum number of stories                                                                                           | one story        | -            | -              |
| <del>(3) Detached residential Garage – Private</del>                                                                |                  |              |                |
| Use                                                                                                                 | P                | P            | P              |
| Maximum area size                                                                                                   | 1,000 s.f.       | 1,000 s.f.   | 720/1,000 s.f. |

**Commented [CB3]:** A building or portion of a building in which motor vehicles used by the owner or tenants of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

|                                                  |                    |                                                             |                                                           |
|--------------------------------------------------|--------------------|-------------------------------------------------------------|-----------------------------------------------------------|
| Maximum number of stories                        | one Story          | one Story                                                   | one Story                                                 |
| Maximum Permitted                                | Two                | One                                                         | One                                                       |
| (4) Detached rural Storage Building              |                    |                                                             |                                                           |
| Use                                              | P                  | N                                                           | N                                                         |
| Maximum area size                                | 1,500/1,000 s.f.   | -                                                           | -                                                         |
| Maximum number of stories                        | one Story          | -                                                           | -                                                         |
| (5) Storage, boat or tool sShed                  |                    |                                                             |                                                           |
| Use                                              | P                  | P                                                           | P                                                         |
| Maximum area size                                | 160 s.f.           | 160 s.f.                                                    | 160 s.f.                                                  |
| Maximum door opening area                        | 28 s.f.            | 28 s.f.                                                     | 28 s.f.                                                   |
| Maximum number of stories                        | one Story          | one Story                                                   | one Story                                                 |
| Maximum roof height                              | 12 feet            | 12 feet                                                     | 12 feet                                                   |
| Maximum Permitted                                | One                | One                                                         | One                                                       |
| Greenhouses, private                             | -                  | -                                                           | -                                                         |
| (6) Total number of Accessory Buildings possible |                    |                                                             |                                                           |
|                                                  | Same as A District | 1 Accessory Building not to exceed 1,000 s.f. in area total | 1 Accessory Building not to exceed 720 s.f. in area total |

- (2) In the R-1 District Detached Garage – Private may be permitted nearer the front Lot line than the Principal Structure by Certificate of Compliance and written approval of adjacent property Owners submitted to the Zoning Administrator.
- (3) ~~(F)~~—An Accessory Building shall be considered an integral part of the principal Building if it is located six feet or less from the pPrincipal StructureBuilding and is located in an R-1, R-2, R-3, or R-4 Residential District. The exterior design and color shall be the same as that of the principal Building or be of an earthen tone; the height shall not exceed the height of the Principal Structure unless more restrictive portions of this chapter prevail
- (4) ~~(Q)~~—Accessory Apartments. The following Performance Standards and Conditional Use permit requirements shall apply and are necessary for approval, construction, maintenance, and Use of an Accessory Apartments:-
- (4) ~~(1)~~—Accessory Apartments shall be allowed for the following purposes:-
- ~~(a)~~—More efficient utilization of the existing single Family housing stock in the City;
  - ~~(b)~~—Enjoyment of the benefits of rental income, decreased housekeeping responsibilities or the companionship of tenants by Persons residing in houses which are too large for their present needs;

3. ~~—— (c) Provision of housing which allows privacy and independence for older or disabled Family members;~~
  4. ~~—— (d) Preservation of property values and maintenance of the character of existing single Family neighborhoods, and~~
  5. ~~—— (e) Provision of housing for live-in employees, such as caregivers and nannies.~~
- ii. ~~—— (2) For purposes of an Accessory Apartment Use, the following definitions shall apply:~~
1. ~~—— (a) “housekeeping unit” – all Persons residing within a single Family house whose relationship includes a substantial amount of social interaction including the sharing of housekeeping responsibilities or expenses or the taking of meals together;~~
  2. ~~—— (b) “living space” – the area within a house which is suitable for human habitation including suitable finished Basement areas but excluding Garages, service areas and unfinished portions of the Building;~~
  3. ~~—— (c) “Owner”- the Person who holds the fee title or is a bona fide purchaser under a contract for deed of the property; and~~
  4. ~~—— (d) “unit of housing” – one or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities separate from those of another unit of housing and intended for the exclusive Use of a single housekeeping unit.~~
- ii. ~~—— (3) No Accessory Apartment shall be created, maintained, or Used except in conformity with the following:~~
- iii. ~~——~~
1. ~~—— (a) To be created only on property zoned Single Family Detached Dwellings and no more than one Accessory Apartment to be created in any principal Single Family Dwelling;~~
  2. ~~—— (b) Adequate off-Street parking shall be provided for the Vehicles of all residents of an Accessory Apartment and the single Family residence, with such parking to be in a Garage, carport or on paved or gravel areas intended for that purpose. No long-term parking on Street right-of-way by any occupants shall be allowed. The property shall be further subject to all additional parking rules and regulations set forth elsewhere in the zoning code.~~
  3. ~~—— (c) An Accessory Apartment shall be 45 percent or less of the gross living area of the Structure. The gross living area includes the Accessory Apartment;~~
  4. ~~—— (d) An Accessory Apartment shall be constructed and maintained as an appropriate and suitable living space and unit of housing as defined above. Combined occupancy of the single Family residence and the Accessory Apartment shall be limited to two times the number of bedrooms in the Structure. The septic system shall also be inspected and shall be compliant with county requirements and sufficient for the number of bedrooms at the property.~~
  5. ~~—— (e) Exterior appearance and any exterior modifications or changes to the principal Single Family Dwelling must not substantially alter the single Family appearance and character of the Structure;~~
  6. ~~—— (f) No Accessory Apartment shall be created except in compliance with all applicable Building, housing, plumbing, heating, electrical, fire, and related codes of the City and State of Minnesota. Construction of an Accessory Apartment shall~~

require a Building permit and inspection and oversight by the City Building Official;

1. ~~—(g)—All other provisions of this ordinance relating to Single Family Dwelling Units and Structures and their related accessory Structures shall be met, unless specifically amended by this Subdivision;~~

7.

8. ~~—(h)—No Accessory Apartment shall be occupied prior to the issuance of a Certificate of Occupancy by the City Building Official.~~

9. ~~—(i)—Either the principal Single Family Dwelling or the Accessory Apartment shall be Owner-occupied. Any portion of the Single Family Dwelling or Accessory Apartment rented to and occupied by someone other than the Family members of the Owner of the Principal Structure shall be required to obtain a license for a Residential Rental Property as set forth in the Code Section 1104.~~

- iii. ~~—(4)—Accessory Apartments shall be allowed only with a Conditional Use Permit (applied for and approved in conformance with all provisions of Code Section 505, with this subsection 703.19, and with all other Code provisions relating to residential Uses). The City may impose any other reasonable condition or restriction in relation to the approval of a particular Conditional Use permit for an Accessory Apartment as deemed suitable or necessary for a particular property. Accessory Apartments shall be reviewed for compliance with the Conditional Use permit each year as follows:;~~

iv.

1. ~~—(a)—Annual inspection by the Fire Chief or their designee;~~

1.

2. ~~—(b)—Annual review of Conditional Use Permit by Zoning Administrator, Planning Commission, and/or Building Official verifying continued compliance;~~

2.

3. ~~—(c)—Payment of annual review fee as determined by the City Council;~~

3.

- v. ~~—(5)—Conditional Use permits for Accessory Apartments within the Lower St. Croix Bluffland and Shoreland overlay district shall be subject to any additional rules and regulations for a Conditional Use permit in the overlay district as set forth in the Lower St. Croix Bluffland and Shoreland Management Ordinance. Because Accessory Apartments are permissible with a Conditional Use Permit within the Lower St. Croix Bluffland and Shoreland overlay district, any amendments, or modifications to the provisions of this Section 703.19 shall be subject to the DNR notification and certification procedures in the Lower St. Croix River Bluffland and Shoreland Management Ordinance.~~

(B) Accessory Structures and Facilities in the Residential-Business Transitional District (RBT).

- (1) No Accessory Structures or Facilities shall be allowed.

(C) Accessory Structures and Facilities in the RB and GB Districts.

- (1) ~~—(G)—No Accessory Structure or Facility Building in a Commercial or industrial district shall exceed the height of the Principal Structure Building, except by Conditional Use permit.~~
- (2) Accessory Structures and Facilities may be located to the rear of the Principal Structure.
- (3) Detached Garages – Private may be permitted nearer the front Lot line than the Principal Structure by Certificate of Compliance and written approval of adjacent property Owners submitted to the Zoning Administrator.

(D) Accessory Structures and Facilities in a PUD.

- (1) The applicable District regulations shall apply.
- (2) In a PUD, a Detached Garage – Private may be permitted nearer the front Lot line than the Principal Structure by Certificate of Compliance and written approval of adjacent property Owners submitted to the Zoning Administrator.

~~(B) General.~~

(E)

- (1) The exterior design, color, and siding shall be the same as that of the Principal Structure or be of an earthen tone.
- (2) No Accessory Building shall be constructed nor Accessory Use located on a Lot until a Building permit has been issued for the Principal Structure to which it is accessory.
- (3) Notwithstanding any provision of this Ordinance to the contrary, under no circumstance shall the height of any Accessory Structure or Facility exceed the height of the Principal Structure.
- (4) All Accessory Structures or Facilities over 35 square feet in area shall have a foundation or concrete slab. Accessory Structures larger than 100 square feet shall require a Land Use Permit.
- (5) Roof and wind loads shall conform to requirements as contained in the Building Code regardless of size.
- (6) On parcels of 20,000 square feet in area or less, a Detached Garage - Private shall not exceed 720 square feet in Gross Floor Area except that where a property Owner has waived the right to a shed under 157.067 (A)(1) and all rights to Exterior Storage under Section 157.070, a Detached Garage-Private not exceeding 1,000 square feet in area may be constructed on the parcel.
- (7) Notwithstanding any provision of this Ordinance to the contrary, under no circumstance shall Accessory Structures or Facilities shall be located nearer the front Lot line than the Principal Structure.
- (8) All Accessory Structures and Facilities shall be located in areas other than required Yards, except, the required Rear Yard Setbacks for Detached Garages – Private and Sheds, shall be a distance equal to the required Side Yard Setback for each Zoning District, except on Through Lots when the required Rear Yard Setback in each Zoning District shall apply.
- (9) No Accessory Structures or Facilities in Apartment developments shall exceed the height of the principal Building, except by Conditional Use permit.

(F) Any dish antenna having a diameter in excess of 30 inches shall require a Building permit and shall be located where practical in the Rear Yard of the property and shall conform to the Setback provisions of Section 157.043 and Section 157.047 of this ordinance. All dish antennas shall be securely anchored to the ground and shall be reasonably screened by Landscaping or fencing. No antenna shall be placed so as to exceed a height greater than the heights of the Principal Structure located upon the property as measured from the highest point of the Principal Structure.

~~—(C) A tool shed as defined in this section may be placed on any Lot in addition to the permitted number of Accessory Buildings.~~

~~—(D) No Accessory Building shall be constructed nor Accessory Use located on a Lot until a Building permit has been issued for the principal Building to which it is accessory.~~

~~—(E) No Accessory Building use or intended for the Storage of passenger automobiles shall exceed 1,000 square feet of gross area nor shall any Structure exceed one store in height except when said Garages are located in Business, industrial or Planned Unit Developments. The exterior design, color, and siding shall be reasonably similar to that of the design, siding, and color of the existing Principal Structure located on the property.~~

~~—Notwithstanding any provision of this Ordinance to the contrary, under no circumstance shall the height of any accessory Structure exceed the height of the Principal Structure.~~

~~—On parcels of 20,000 square feet in area or less, detached Garages shall not exceed 720 square feet in Gross Floor Area except that where a property Owner has waived the right to a tool shed under 157.067 (C) and all rights to Exterior Storage under Section 157.070, an Accessory Building or detached Garage not exceeding 1,000 square feet in area may be constructed on the parcel.~~

~~—(F) An Accessory Building shall be considered an integral part of the principal Building if it is located six feet or less from the principal Building and is located in an R-1, R-2, R-3, or R-4 Residential District. The exterior design and color shall be the same as that of the principal Building or be of an earthen tone; the height shall not exceed the height of the Principal Structure unless more restrictive portions of this chapter prevail.~~

~~—(G) No Accessory Building in a Commercial or industrial district shall exceed the height of the principal Building, except by Conditional Use permit.~~

~~—(H) No Accessory Buildings in Apartment developments shall exceed the height of the principal Building, except by Conditional Use permit.~~

~~—(I) Accessory Buildings in the Commercial and industrial districts may be located to the rear of the principal Building, subject to the Building Code and fire zone regulations.~~

~~—(J) No detached Garage or other Accessory Building shall be located nearer the front Lot line than the principal Building on that Lot, except C, CIP, A-1, A-2, R-1 Districts and planned unit or Cluster Developments, where detached Garages or other Accessory Buildings may be permitted nearer the front Lot line than the principal Building by Certificate of Compliance and written approval of adjacent property Owners submitted to the Zoning Administrator.~~

(K) Houseboats and Buildings Used as shelters during open water months from which to fish are to be considered Accessory Structures for purposes of this chapter. All houseboats used within the City limits for a period of 30 consecutive days or more shall require a Certificate of Compliance. Said permit shall show the Owner; Owner's address; boat license number; whether the boat is to be Used as a seasonal residence, and if so, for what period of time during the year; type of sanitary sewage facility; water supply; and site plan showing method of access to public road. Each houseboat shall have one off-Street Parking Space within 400 feet of the docking of such houseboat. No houseboat shall be Used as a permanent residence.

(L) Ice fishing houses stored on parcels of land during summer months shall be considered an Accessory Structures orage Building equivalent to a Storage-shed ~~(division (A)(1) above)~~. Ice fishing houses shall meet the size limitations ~~of division of (AB)~~(1) above and all other provisions of this chapter except Sec. 157.067 (E) (4) and (5), except division (L) below.

~~—(M) All Accessory Buildings over 35 square feet in area shall have a foundation or concrete slab. Accessory Buildings larger than 100 square feet shall require a Building permit regardless of improvement value. Roof and wind loads shall conform to requirements as contained in the Building Code.~~

~~—(N) All Accessory Buildings shall be located in areas other than required Yards, except as provided in division (N) below.~~

~~—(O) The required Rear Yard Setbacks for detached residential Garages, and Storage, boat, and tool sheds, shall be a distance equal to the required Side Yard Setback for each Zoning District, except on Through Lots when the required Rear Yard Setback in each Zoning District shall apply.~~

~~—(P) Conditional Use permit requirements necessary for approval and construction of a detached domesticated farm animal Building on parcels between five and 20 acres. An application for a Conditional Use permit and public hearing to construct a detached domesticated farm animal Building shall include the following:~~

~~—(1) An aerial photo illustrating within 500 feet of the proposed Structure, all adjacent property Owners Lot lines, houses, septic systems, Fences, wells, animal Buildings and other Structures and feed Storage areas; all wet marshy areas, drainageways and shorelines; all proposed grazing areas on the site; all new utility extensions and driveway accesses to the proposed Building; all Manure Storage and Disposal Areas;~~

~~—(2) A written soil inventory and evaluation from the County Soil Conservation District, if requested by the Zoning Administrator;~~

~~—(3) Details of the Building Floor Plan, elevations, materials, and color of Structure;~~

~~—(4) The application form shall be accompanied by an accurate list showing the names and mailing addresses of the record Owners of all property within a minimum of 500 feet of the property for which the Conditional Use permit is sought, verified as to accuracy by the applicant; and~~

~~—(5) Notice of the purpose, time and place of such public hearing shall be published in the official newspaper of the City and mailed to each of the Owners of all property located within a minimum of 500 feet of the property described in the application and such other Person as the Planning Commission may direct, at least ten days prior to the date of the hearing. A copy of the notice and a list of the Owners and addresses to which the notice was sent shall be attested to by the responsible Person and shall be made a part of the records of the proceedings. The failure to give mailed notice to individual property Owners, or defects in the notice shall not invalidate the proceedings provided a bona fide attempt to comply with the provisions of this section has been made.~~

~~—(6) Performance Standards for detached Agricultural Buildings and domesticated farm animal Buildings on parcels of less than 20 acres shall include the following:~~

~~—(7) Setbacks. All domestic farm animal Buildings, feedlots and Manure Storage sites shall be Setback as follows:~~

| <del>Natural or Human-Made Features</del>                   | <del>Minimum Horizontal Setbacks</del> |
|-------------------------------------------------------------|----------------------------------------|
| <del>Any body of seasonal or year-round surface water</del> | <del>200 feet</del>                    |

~~Any existing well or residential Structure on adjacent or nearby parcel~~ 200 feet

~~Any existing well or residential Structure on the same parcel~~ 50 feet

~~Any property line~~ 100 feet

~~— (8) Slopes. Said Building, feedlot or Manure Storage shall not be placed on slopes which exceed 13%.~~

~~— (9) Ground water level or mottled soil. Evidence of the seasonally high ground water level or mottled soil (as established by six foot borings) shall not be closer than four feet to the natural surface ground grade in any area within 100 feet of the proposed Building and/or feedlot.~~

~~— (10) Marshes or wetlands. No marsh or wetland (as established by the predominant wetland vegetation and/or soils shall be utilized for placement of the proposed Structure, feedlot, or grazing area.~~

~~— (Q) Accessory Apartments. The following Performance Standards and Conditional Use permit requirements shall apply and are necessary for approval, construction, maintenance, and Use of an Accessory Apartment:~~

~~— (1) Accessory Apartments shall be allowed for the following purposes:~~

~~— (a) More efficient utilization of the existing single Family housing stock in the City;~~

~~— (b) Enjoyment of the benefits of rental income, decreased housekeeping responsibilities or the companionship of tenants by Persons residing in houses which are too large for their present needs;~~

~~— (c) Provision of housing which allows privacy and independence for older or disabled Family members;~~

~~— (d) Preservation of property values and maintenance of the character of existing single Family neighborhoods, and~~

~~— (e) Provision of housing for live-in employees, such as caregivers and nannies.~~

~~— (2) For purposes of an Accessory Apartment Use, the following definitions shall apply:~~

~~— (a) "housekeeping unit" all Persons residing within a single Family house whose relationship includes a substantial amount of social interaction including the sharing of housekeeping responsibilities or expenses or the taking of meals together;~~

~~— (b) "living space" the area within a house which is suitable for human habitation including suitable finished Basement areas but excluding Garages, service areas and unfinished portions of the Building;~~

~~— (c) "Owner" the Person who holds the fee title or is a bona fide purchaser under a contract for deed of the property; and~~

~~— (d) “unit of housing” one or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities separate from those of another unit of housing and intended for the exclusive use of a single housekeeping unit.~~

~~— (3) No Accessory Apartment shall be created, maintained, or Used except in conformity with the following:~~

~~— (a) To be created only on property zoned Single Family Detached Dwellings and no more than one Accessory Apartment to be created in any principal Single Family Dwelling;~~

~~— (b) Adequate off Street parking shall be provided for the Vehicles of all residents of an Accessory Apartment and the single Family residence, with such parking to be in a Garage, carport or on paved or gravel areas intended for that purpose. No long term parking on Street right of way by any occupants shall be allowed. The property shall be further subject to all additional parking rules and regulations set forth elsewhere in the zoning code;~~

~~— (c) An Accessory Apartment shall be 45 percent or less of the gross living area of the Structure. The gross living area includes the Accessory Apartment;~~

~~— (d) An Accessory Apartment shall be constructed and maintained as an appropriate and suitable living space and unit of housing as defined above. Combined occupancy of the single Family residence and the Accessory Apartment shall be limited to two times the number of bedrooms in the Structure. The septic system shall also be inspected and shall be compliant with county requirements and sufficient for the number of bedrooms at the property;~~

~~— (e) Exterior appearance and any exterior modifications or changes to the principal Single Family Dwelling must not substantially alter the single Family appearance and character of the Structure;~~

~~— (f) No Accessory Apartment shall be created except in compliance with all applicable Building, housing, plumbing, heating, electrical, fire, and related codes of the City and State of Minnesota. Construction of an Accessory Apartment shall require a Building permit and inspection and oversight by the City Building Official;~~

~~— (g) All other provisions of this ordinance relating to Single Family Dwelling Units and Structures and their related accessory Structures shall be met, unless specifically amended by this Subdivision;~~

~~— (h) No Accessory Apartment shall be occupied prior to the issuance of a Certificate of Occupancy by the City Building Official;~~

~~— (i) Either the principal Single Family Dwelling or the Accessory Apartment shall be Owner occupied. Any portion of the Single Family Dwelling or Accessory Apartment rented to and occupied by someone other than the Family members of the Owner of the Principal Structure shall be required to obtain a license for a Residential Rental Property as set forth in the Code Section 1104.~~

~~— (4) Accessory Apartments shall be allowed only with a Conditional Use Permit (applied for and approved in conformance with all provisions of Code Section 505, with this subsection 703.19, and with all other Code provisions relating to residential Uses). The City may impose any other reasonable condition or restriction in relation to the approval of a particular Conditional Use permit for an Accessory Apartment as deemed suitable or necessary for a particular property. Accessory Apartments shall be reviewed for compliance with the Conditional Use permit each year as follows:~~

~~—(a) Annual inspection by the Fire Chief or their designee;~~

~~—(b) Annual review of Conditional Use Permit by Zoning Administrator, Planning Commission, and/or Building Official verifying continued compliance;~~

~~—(c) Payment of annual review fee as determined by the City Council;~~

~~—(5) Conditional Use permits for Accessory Apartments within the Lower St. Croix Bluffland and Shoreland overlay district shall be subject to any additional rules and regulations for a Conditional Use permit in the overlay district as set forth in the Lower St. Croix Bluffland and Shoreland Management Ordinance. Because Accessory Apartments are permissible with a Conditional Use Permit within the Lower St. Croix Bluffland and Shoreland overlay district, any amendments or modifications to the provisions of this Section 703.19 shall be subject to the DNR notification and certification procedures in the Lower St. Croix River Bluffland and Shoreland Management Ordinance.~~

**Section 7.** EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its passage and approval by the affirmative vote of a majority of the City Council, and publication as required by law.

Passed and adopted by the City Council of the City of Lake St. Croix Beach, Washington County, Minnesota this 19th day of October, 2026.

\_\_\_\_\_  
/s/  
Tom McCarthy, Mayor

Attest:

\_\_\_\_\_  
/s/  
Mary Ashby, Clerk/Administrator

**RESOLUTION 2026-10-\_\_**

**CITY OF LAKE ST. CROIX BEACH  
WASHINGTON, COUNTY, MINNESOTA**

**A RESOLUTION APPROVING AND DIRECTING SUMMARY PUBLICATION OF AN ORDINANCE**

...

Councilmember \_\_\_\_\_ offered the following Resolution, Seconded by Councilmember \_\_\_\_\_, and moved its adoption:

WHEREAS, the City of Lake St. Croix Beach is a political subdivision, organized and existing under the laws of the State of Minnesota; and

WHEREAS, City has enacted Ordinance No. 2026-10-\_\_ amending regulations of accessory structures and facilities; and

WHEREAS, the new ordinance is lengthy and the Council finds that publication of the title and a summary of the ordinance will clearly inform the public of the intent and effect of this ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF LAKE ST. CROIX BEACH, MINNESOTA, AS FOLLOWS:**

1. The Council hereby approves the following summary of Ordinance 2026-10-\_\_ for purposes of legal publication in the City's official newspaper:

**To Whom It May Concern:**

**NOTICE IS HEREBY GIVEN that on October 19, 2026, the City Council of Lake St. Croix Beach adopted Ordinance No. 2026-10-\_\_, entitled "AN ORDINANCE OF THE CITY OF LAKE ST. CROIX BEACH, WASHINGTON COUNTY, MINNESOTA, AMENDING SECTION..."**

**NOTICE IS FURTHER GIVEN that said ordinance ....**

**The foregoing summary is provided per statutes in lieu of publishing the entire ordinance. A full copy of ordinance is available for inspection at City Hall during regular office hours, and may also be provided via mail or email upon written request.**

Approved

|                         |       |
|-------------------------|-------|
| Councilmember Bluesky   | _____ |
| Councilmember Ewig      | _____ |
| Councilmember Freppert  | _____ |
| Councilmember Schneider | _____ |
| Mayor McCarthy          | _____ |

WHEREUPON, said Resolution was declared duly passed and adopted.

I certify that the City of Lake St. Croix Beach adopted the above Resolution on this 19th day of October, 2026.

---

Tom McCarthy, Mayor

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Mary Ashby, Clerk/Administrator

ORDINANCE NO. 2026-10-\_\_

AN ORDINANCE OF THE CITY OF LAKE ST. CROIX BEACH, WASHINGTON COUNTY,  
MINNESOTA, AMENDING SECTION 157.003, 157.\_\_ AND 157.\_\_ OF THE CODE OF ORDINANCES  
TO REGULATE ACCESSORY STRUCTURES AND FACILITIES

WHEREAS, accessory structures and facilities have become readily available through retailers in the last few years;

WHEREAS, there has been an increase in the number of new accessory structures and facilities in the City of Lake St. Croix Beach;

WHEREAS, the existing accessory buildings ordinance is unclear and outdated;

WHEREAS, notice of a public hearing was published in the Stillwater Gazette on September, 2026;

WHEREAS, a public hearing was held October 7, 2026;

WHEREAS, then on October 7, 2026 the planning commission recommended the City Council adopt amendments to regulations of Accessory Structures and Facilities;

WHEREAS, the City finds amendments to the conform to the zoning code purpose and conform substantially to the policies, goals, and standards of the Comprehensive Plan;

NOW, THEREFORE, the City Council of the City of Lake St. Croix Beach hereby ordains that the following sections of the City Code are hereby amended to read and include as follows:

Section \_\_. AMENDMENT TO CODE. Chapter 157 of the City of Lake St. Croix Beach Code of Ordinances is hereby amended by amending Section 157.003 Definition of Terms to replace the definition of Accessory Building with the following:

ACCESSORY STRUCTURE OR FACILITY. Any building or improvement located on the same lot as the principal use subordinate to a principal use which, because of the nature of its use, can reasonably be located at or greater than normal structure setbacks.

Section \_\_. AMENDMENT TO CODE. Chapter 157 of the City of Lake St. Croix Beach Code of Ordinances is hereby amended by amending Section 157.003 Definition of Terms to repeal the definition of Garage – Private, Garage – Repair, and Garage-Storage.

Section \_\_. AMENDMENT TO CODE. Chapter 157 of the City of Lake St. Croix Beach Code of Ordinances is hereby amended by amending Section 157.067 Accessory Buildings and Structures is hereby amended to read as follows:

§ 157.067 ACCESSORY STRUCTURES AND FACILITIES.

(A) Accessory Structures and Facilities in Residential Districts.

(1) Permitted Structures and Facilities

|  | R-1 District | R-2 District | R-3 District |
|--|--------------|--------------|--------------|
|--|--------------|--------------|--------------|

**Commented [CB1]:** Defined in building code as: A building or portion of a building in which motor vehicles used by the owner or tenants of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

**Commented [CB2]:** Defined in building code as: . A building, structure or portion thereof used for servicing or repairing motor vehicles

| Detached Garage – Private |                               |                               |                               |
|---------------------------|-------------------------------|-------------------------------|-------------------------------|
| Use                       | P                             | P                             | P                             |
| Maximum area size         | 1,000 s.f.                    | 1,000 s.f.                    | 720 s.f.                      |
| Maximum number of stories | one Story                     | one Story                     | one Story                     |
| Maximum roof height       | Height of principal structure | Height of principal structure | Height of principal structure |
| Maximum Permitted         | Two                           | One                           | One                           |
| Accessory Apartment       |                               |                               |                               |
| Use                       | P                             | P                             | P                             |
| Maximum area size         | 1,000 s.f.                    | 1,000 s.f.                    | 720 s.f.                      |
| Maximum number of stories | one Story                     | one Story                     | one Story                     |
| Maximum roof height       | Height of principal structure | Height of principal structure | Height of principal structure |
| Maximum Permitted         | One                           | One                           | One                           |
| Storage Shed              |                               |                               |                               |
| Use                       | P                             | P                             | P                             |
| Maximum area size         | 160 s.f.                      | 160 s.f.                      | 160 s.f.                      |
| Maximum door opening area | 28 s.f.                       | 28 s.f.                       | 28 s.f.                       |
| Maximum number of stories | one Story                     | one Story                     | one Story                     |
| Maximum roof height       | 12 feet                       | 12 feet                       | 12 feet                       |
| Maximum Permitted         | One                           | One                           | One                           |

**Commented [CB3]:** A building or portion of a building in which motor vehicles used by the owner or tenants of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

- (2) A maximum number of one storage shed is permitted in each district.
- (3) A maximum of either two Detached Garages-Private or a combination of one Detached Garage-Private and one Accessory Apartment is permitted in the R-1 district.
- (4) A maximum of either one Detached Garage-Private or one Accessory Apartment is permitted in the R-2 and R-3 district.
- (2)(5) In the R-1 District a Detached Garage – Private may be permitted nearer the front Lot line than the Principal Structure by Certificate of Compliance and written approval of adjacent property Owners submitted to the Zoning Administrator.–
- (3) An Accessory Building shall be considered an integral part of the principal Building if it is located six feet or less from the Principal Structure.
- (4)(6) Accessory Apartments. The following Performance Standards and Conditional Use Permit requirements shall apply and are necessary for approval, construction, maintenance, and Use of an Accessory Apartments.
- Accessory Apartments shall be allowed for the following purposes.
    - More efficient utilization of the existing single Family housing stock in the City;
    - Enjoyment of the benefits of rental income, decreased housekeeping responsibilities or the companionship of tenants by Persons residing in houses which are too large for their present needs;

**Commented [CB4]:** Recommendation: Remove – creates confusion

3. Provision of housing which allows privacy and independence for older or disabled Family members;
  4. Preservation of property values and maintenance of the character of existing single Family neighborhoods, and
  5. Provision of housing for live-in employees, such as caregivers and nannies.
- ii. For purposes of an Accessory Apartment Use, the following definitions shall apply:
1. "housekeeping unit" – all Persons residing within a single Family house whose relationship includes a substantial amount of social interaction including the sharing of housekeeping responsibilities or expenses or the taking of meals together;
  2. "living space" – the area within a house which is suitable for human habitation including suitable finished Basement areas but excluding Garages, service areas and unfinished portions of the Building;
  3. "Owner"- the Person who holds the fee title or is a bona fide purchaser under a contract for deed of the property; and
  4. "unit of housing" – one or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities separate from those of another unit of housing and intended for the exclusive Use of a single housekeeping unit.
- iii. No Accessory Apartment shall be created, maintained, or Used except in conformity with the following:
1. To be created only on property zoned Single Family Detached Dwellings and no more than one Accessory Apartment to be created in any principal Single Family Dwelling;
  2. Adequate off-Street parking shall be provided for the Vehicles of all residents of an Accessory Apartment and the single Family residence, with such parking to be in a Garage, carport or on paved or gravel areas intended for that purpose. No long-term parking on Street right-of-way by any occupants shall be allowed. The property shall be further subject to all additional parking rules and regulations set forth elsewhere in the zoning code.
  3. An Accessory Apartment shall be 45 percent or less of the gross living area of the Structure. The gross living area includes the Accessory Apartment;
  4. An Accessory Apartment shall be constructed and maintained as an appropriate and suitable living space and unit of housing as defined above. Combined occupancy of the single Family residence and the Accessory Apartment shall be limited to two times the number of bedrooms in the Structure. The septic system shall also be inspected and shall be compliant with county requirements and sufficient for the number of bedrooms at the property.
  5. Exterior appearance and any exterior modifications or changes to the [Principal Structure](#)~~principal Single Family Dwelling~~ must not substantially alter the ~~s~~Single Family appearance and character of the Structure;
  - ~~6. No Accessory Apartment shall be created except in compliance with all applicable Building, housing, plumbing, heating, electrical, fire, and related codes of the City and State of Minnesota. Construction of an Accessory Apartment shall require a Building permit and inspection and oversight by the City Building Official;~~
  - ~~7.6~~All other provisions of this ordinance relating to Single Family Dwelling Units and Structures and their related ~~a~~Accessory Structures shall be met, unless specifically amended by this Subdivision;

Commented [CB5]: Redundant

~~8. No Accessory Apartment shall be occupied prior to the issuance of a Certificate of Occupancy by the City Building Official.~~

Commented [CB6]: Redundant

~~9.7. Either the Principal Single Family Dwelling or the Accessory Apartment shall be Owner-occupied. Any portion of the Single Family Dwelling or Accessory Apartment rented to and occupied by someone other than the Family members of the Owner of the Principal Structure shall be required to obtain a license for a Residential Rental Property as set forth in the Code Section 1104.~~

iv. Accessory Apartments shall be allowed only with a Conditional Use Permit ~~(applied for and approved in conformance with all provisions of Code Section 505, with this subsection 703.19, and with all other Code provisions relating to residential Uses)~~. The City may impose any other reasonable condition or restriction in relation to the approval of a particular Conditional Use Permit for an Accessory Apartment as deemed suitable or necessary for a particular property. Accessory Apartments shall be reviewed for compliance with the Conditional Use permit each year as follows:

Commented [CB7]: Redundant

1. Annual inspection by the Fire Chief or their designee;
2. Annual review of Conditional Use Permit by Zoning Administrator, Planning Commission, and/or Building Official verifying continued compliance;
3. Payment of annual review fee as determined by the City Council;

v. Conditional Use permits for Accessory Apartments within the Lower St. Croix Bluffland and Shoreland overlay district shall be subject to any additional rules and regulations for a Conditional Use permit in the overlay district as set forth in the Lower St. Croix Bluffland and Shoreland Management Ordinance. Because Accessory Apartments are permissible with a Conditional Use Permit within the Lower St. Croix Bluffland and Shoreland overlay district, any amendments, or modifications to the provisions of this Section ~~703.19~~ shall be subject to the DNR notification and certification procedures in the Lower St. Croix River Bluffland and Shoreland Management Ordinance.

(B) Accessory Structures and Facilities in the Residential-Business Transitional District (RBT).

(1) No Accessory Structures or Facilities shall be allowed.

~~(C)~~ Accessory Structures and Facilities in the RB and GB Districts.

~~(2)~~

~~(1) The total square footage of Accessory Structures and Facilities shall not exceed \_\_\_\_\_ square feet.~~

~~(3) No Accessory Structure or Facility shall exceed the height of the Principal Structure, except by Conditional Use permit.~~

~~(4)(2) Accessory Structures and Facilities may be located to the rear of the Principal Structure.~~

~~(5)(3) Accessory Structures and Facilities Detached Garages—Private may be permitted nearer the front Lot line than the Principal Structure by Conditional Use Permit certificate of Compliance and written approval of adjacent property Owners submitted to the Zoning Administrator.~~

~~(C)(D)~~ Accessory Structures and Facilities in a PUD.

(1) The applicable District regulations shall apply.

(2) In a PUD, a Detached Garage – Private may be permitted nearer the front Lot line than the Principal Structure by Certificate of Compliance and written approval of adjacent property Owners submitted to the Zoning Administrator.

~~(D)(E)~~ General.

- (1) The exterior design, color, and siding shall be the same as that of the Principal Structure or be of an earthen tone.
- (2) No Accessory Building shall be constructed nor Accessory Use located on a Lot until a Building permit has been issued for the Principal Structure to which it is accessory.
- (3) Notwithstanding any provision of this Ordinance to the contrary, under no circumstance shall the height of any Accessory Structure or Facility exceed the height of the Principal Structure.
- (4) All Accessory Structures or Facilities over 35 square feet in area shall have a foundation or concrete slab. Accessory Structures larger than 100 square feet shall require a Land Use Permit.
- (5) Roof and wind loads shall conform to requirements as contained in the Building Code regardless of size.
- (6) On parcels of 20, 000 square feet in area or less, a Detached Garage - Private shall not exceed 720 square feet in Gross Floor Area except that where a property Owner has waived the right to a Storage Shed under 157.067 (A)(1) and all rights to Exterior Storage under Section 157.070, a Detached Garage- Private not exceeding 1,000 square feet in area may be constructed on the parcel.
- (7) Notwithstanding any provision of this Ordinance to the contrary, under no circumstance shall Accessory Structures or Facilities shall be located nearer the front Lot line than the Principal Structure.
- (8) All Accessory Structures and Facilities shall be located in areas other than required Yards, except, the required Rear Yard Setbacks for Detached Garages – Private and Storage Sheds, shall be a distance equal to the required Side Yard Setback for each Zoning District, except on Through Lots when the required Rear Yard Setback in each Zoning District shall apply.
- (9) No Accessory Structures or Facilities in Apartment developments shall exceed the height of the principal Building, except by Conditional Use permit.

~~(E)~~(F) Any dish antenna having a diameter in excess of 30 inches shall require a Building permit and shall be located where practical in the Rear Yard of the property and shall conform to the Setback provisions of Section 157.043 and Section 157.047 of this ordinance. All dish antennas shall be securely anchored to the ground and shall be reasonably screened by Landscaping or fencing. No antenna shall be placed so as to exceed a height greater than the heights of the Principal Structure located upon the property as measured from the highest point of the Principal Structure.

~~(F)~~(G) Houseboats and Buildings Used as shelters during open water months from which to fish are to be considered Accessory Structures for purposes of this chapter. All houseboats used within the City limits for a period of 30 consecutive days or more shall require a Certificate of Compliance. Said permit shall show the Owner; Owner's address; boat license number; whether the boat is to be Used as a seasonal residence, and if so, for what period of time during the year; type of sanitary sewage facility; water supply; and site plan showing method of access to public road. Each houseboat shall have one off-Street Parking Space within 400 feet of the docking of such houseboat. No houseboat shall be Used as a permanent residence.

~~(G)~~(H) Ice fishing houses stored on parcels of land during summer months shall be considered an Accessory Structures equivalent to a Storage Shed. Ice fishing houses shall meet the size limitations of (A)(1) above and all other provisions of this chapter except Sec. 157.067 (E) (4) and (5).

**Section .** EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its passage and approval by the affirmative vote of a majority of the City Council, and publication as required by law.

Passed and adopted by the City Council of the City of Lake St. Croix Beach, Washington County, Minnesota this 19th day of October, 2026.

/s/  
Tom McCarthy, Mayor

Attest:

/s/  
Mary Ashby, Clerk/Administrator

**RESOLUTION 2026-10-\_\_**

**CITY OF LAKE ST. CROIX BEACH  
WASHINGTON, COUNTY, MINNESOTA**

**A RESOLUTION APPROVING AND DIRECTING SUMMARY PUBLICATION OF AN ORDINANCE**

...

Councilmember \_\_\_\_\_ offered the following Resolution, Seconded by Councilmember \_\_\_\_\_, and moved its adoption:

WHEREAS, the City of Lake St. Croix Beach is a political subdivision, organized and existing under the laws of the State of Minnesota; and

WHEREAS, City has enacted Ordinance No. 2026-10-\_\_ amending regulations of accessory structures and facilities; and

WHEREAS, the new ordinance is lengthy and the Council finds that publication of the title and a summary of the ordinance will clearly inform the public of the intent and effect of this ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF LAKE ST. CROIX BEACH, MINNESOTA, AS FOLLOWS:**

1. The Council hereby approves the following summary of Ordinance 2026-10-\_\_ for purposes of legal publication in the City's official newspaper:

**To Whom It May Concern:**

**NOTICE IS HEREBY GIVEN that on October 19, 2026, the City Council of Lake St. Croix Beach adopted Ordinance No. 2026-10-\_\_, entitled "AN ORDINANCE OF THE CITY OF LAKE ST. CROIX BEACH, WASHINGTON COUNTY, MINNESOTA, AMENDING SECTION...."**

**NOTICE IS FURTHER GIVEN that said ordinance ....**

**The foregoing summary is provided per statutes in lieu of publishing the entire ordinance. A full copy of ordinance is available for inspection at City Hall during regular office hours, and may also be provided via mail or email upon written request.**

**Approved**

|                         |       |
|-------------------------|-------|
| Councilmember Bluesky   | _____ |
| Councilmember Ewig      | _____ |
| Councilmember Freppert  | _____ |
| Councilmember Schneider | _____ |
| Mayor McCarthy          | _____ |

WHEREUPON, said Resolution was declared duly passed and adopted.

I certify that the City of Lake St. Croix Beach adopted the above Resolution on this 19th day of October, 2026.

---

Tom McCarthy, Mayor

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Mary Ashby, Clerk/Administrator