

**CITY OF SCANDIA
ORDINANCE NO.: 2023-16**

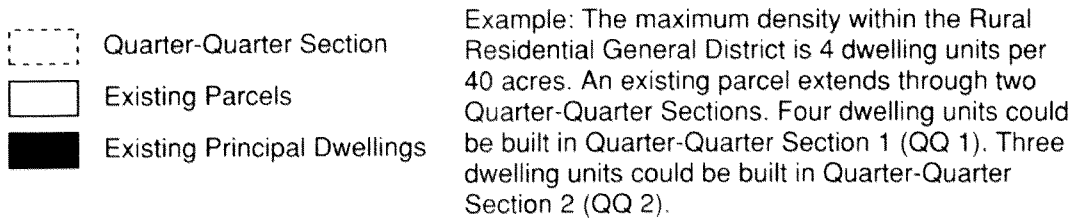
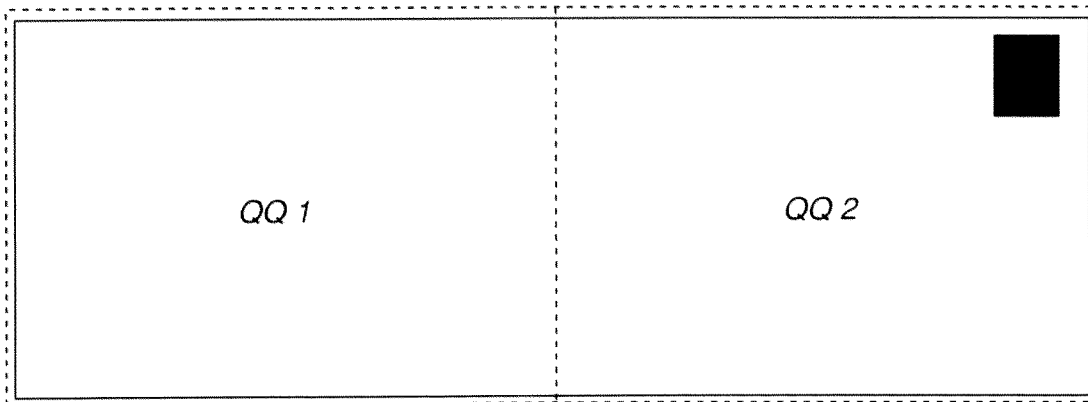
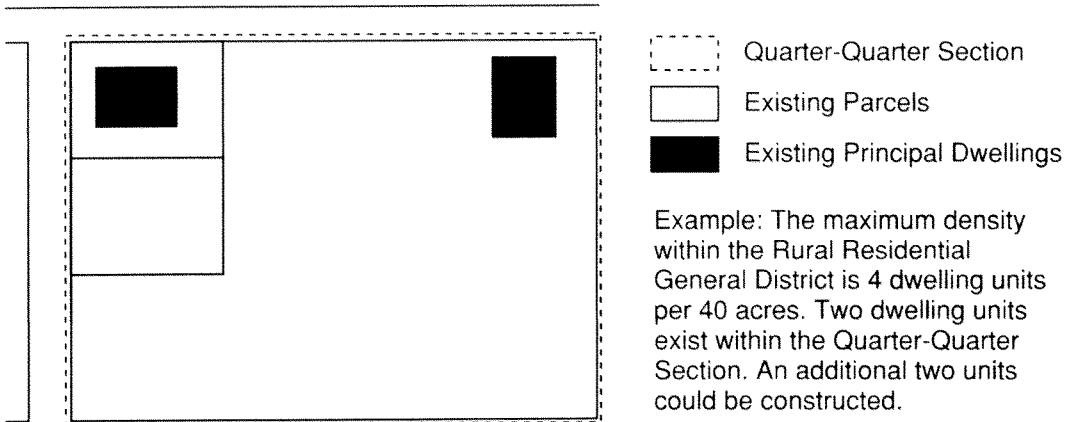
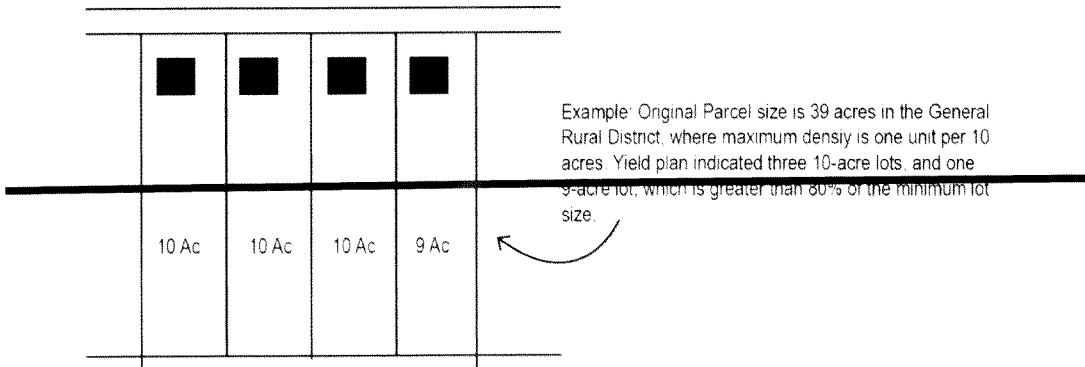
**AN ORDINANCE AMENDING THE SCANDIA UNIFIED DEVELOPMENT CODE
SECTION 153.400.020 REGARDING DENSITY DETERMINATION**

The City Council of the City of Scandia, Washington County, Minnesota hereby ordains:

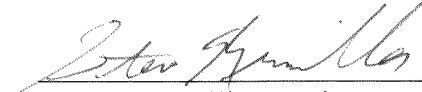
Section 1 Amendment. The City of Scandia Unified Development Code (“Development Code”, or “Code”), Chapter 153.400.020 Subd. 2 (G), shall be amended by adding the underlined text and deleting the stricken text as follows:

(G) Determination of Density Units.

- I. ~~For the purposes of developing land for residential development, the number of density units for any proposed development shall be determined by~~ the number of density units shall be determined by the total number of dwelling units located within the quarter-quarter section of the applicable area as defined by the Public Land Survey. This determination is specific to physical structures and not lots that contain dwelling units. Accessory dwelling units are not counted for the purposes of determining density. The quarter-quarter sections correlate with the “40 acres” referred to by 153.200.030. The City may grant bonus density units, under the Open Space Conservation Design performance standards of this Chapter. applying the following steps:
 - a. ~~The maximum number of density units for the project area shall be calculated by dividing the project area in acres by the maximum density for the district.~~
 - b. ~~To determine the allowable number of density units, the applicant must create a Yield Plan drawn to scale showing the maximum number of lots that would be permitted using the performance standards for lots in a Conventional Subdivision that is designed in accordance with the applicable sections of this UDC and Comprehensive Plan. The applicant must submit the Yield Plan to the Zoning Administrator for review. If, after determining the maximum number of lots in a Conventional Subdivision, a lot could be created that meets 80% of the minimum lot size and otherwise meets all other lot requirements for the Base Zoning District, then that lot shall be considered as one (1) lot for density computation purposes.~~



Passed and adopted by the City Council of the City of Scandia this 19th day of December 2023.

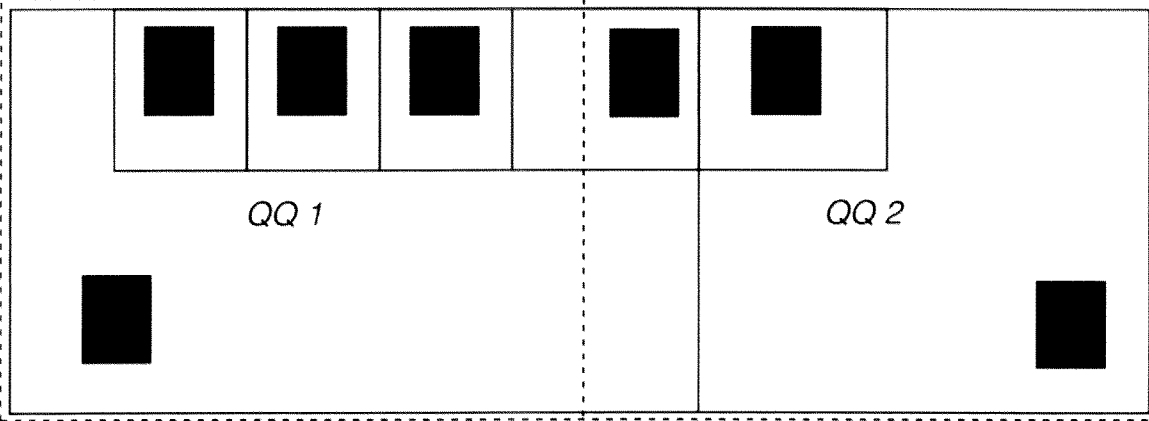





Steve Kronmiller, Acting Mayor

ATTEST:



Kyle Morell, City Administrator



-  Quarter-Quarter Section
-  Existing Parcels
-  Existing Principal Dwellings

Example: The maximum density within the Rural Residential General District is 4 dwelling units per 40 acres. An existing parcel extends through two Quarter-Quarter Sections. Zero dwelling units could be built in Quarter-Quarter Section 1 (QQ 1). One dwelling unit could be built in Quarter-Quarter Section 2 (QQ 2).

Section 2 Effective Date. This ordinance shall be in full force and effect upon its adoption.