



**City of Inver Grove Heights
City Council Chambers**

**City Council Work Session
Monday, January 6, 2020 at 6:00 p.m.**

A G E N D A

A. Call to Order – Mayor Tourville

1. Home Occupations – Heather Botten
2. Mini-Storage Ordinance Revision Discussion – Allan Hunting

B. Adjourn

INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

HOME OCCUPATIONS - CASE NO. 19-27X

Meeting Date: January 6, 2020
Item Type: Work session
Contact: Heather Botten 651.450.2569
Prepared by: Heather Botten, Associate Planner
Reviewed by: Planning

PURPOSE/ACTION REQUESTED

The Council is to provide comment on a home occupation ordinance amendment prior to a public hearing.

BACKGROUND

Since the November 4, 2019 worksession discussing home occupations, staff brought a general ordinance amendment to public hearing at the December 3, 2019 Planning Commission meeting. At the public hearing the Planning Commission provided a number of text changes to incorporate the use of accessory buildings for a home occupation. Following the public hearing, staff met and decided to bring the suggested changes back to a Council worksession to verify the language is what Council was envisioning prior to bringing it back to the Planning Commission for another public hearing with specific code language.

ANALYSIS

The City currently allows home occupations that comply with Chapter 10-15-26 of the City Code. This includes requirements such as the business being engaged in only by persons living in the dwelling and only when the business is conducted entirely within the principle structure, not in an attached or detached accessory structure. This has included all aspects of a business, including the storage of commercial or industrial related equipment or materials in accessory buildings. This does not prohibit someone bringing their business truck or van home overnight as the City Code allows for a resident to have one commercially licensed vehicle not over a one-ton capacity to be parked at a residence of the owner/operator of said vehicle. Examples of permitted home occupations include daycares, beauty shop, and professional home offices such as accounting or insurance salesperson.

The Planning Commission reviewed and discussed amending the Zoning Ordinance to permit, in the A and E-1 zoning districts, the use of permitted accessory structures for the purposes of a home occupation. At the public hearing, the Planning Commission eventually recommended approval of an ordinance change. Generally, the Commission acknowledged that home occupations that are operated out of an accessory building may have a greater impact to a neighborhood than a business operated out of a home. The following items were discussed as part of the ordinance amendment to allow a home occupation to be operated out of an accessory building:

- there would be a list of prohibited businesses as primarily detailed in the Bloomington ordinance but with some additions to be determined
- there would be noise restrictions, staff would review the current city noise ordinance to ensure the home occupation ordinance concurs
- all storage and all usage would have to be internal to the accessory structure, no outside storage would be allowed except for one commercial licensed vehicle currently allowed by code
- no advertising or business signs would be allowed
- engaged in only by persons residing in the principal structure; no outside employees would be allowed
- possibly limiting the minimum lot size and zoning districts to allow home occupations in accessory buildings
- possibly limiting the percent of space in an accessory building that could be utilized for business purposes as the primary use of the property shall still be residential
- an interim use permit (IUP) would be required for all home occupations operated out of an accessory building (home occupations operated out of the principal structure would remain as is today).

CONCLUSIONS AND RECOMMENDATIONS

Subsequent the Council worksession, staff would prepare code language to bring back to a public hearing at a Planning Commission meeting in February.

Staff continues to not support a change to the home occupation ordinance to allow the use of accessory buildings for business purposes based on the fact that businesses located in residential accessory buildings could result in adverse impacts to neighborhoods such as higher traffic volumes, noise, change in aesthetics and are deemed incompatible and could compromise the quality of life in a residential neighborhood.

Attachments: December 3, 2019 - Planning Commission recommendation
December 3, 2019 - Planning Staff Report
Inver Grove Heights current home occupation ordinance
City of Bloomington home occupation ordinance

**RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS**

TO: Mayor and City Council of Inver Grove Heights

FROM: Planning Commission

DATE: December 3, 2019

SUBJECT: **CITY OF INVER GROVE HEIGHTS – CASE NO. 19-27ZA**

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to Chapter 10-15-26 Home Occupations, to allow the use of accessory buildings as part of a home occupation. No notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the Planning Commission discussed this item on July 16, 2019 and provided many different viewpoints. Subsequent to that meeting staff brought the item back to a City Council work session. At that meeting they provided direction to focus on the use of accessory buildings in large lot residential, not urban lots; to maintain the current ordinance of not allowing outside employees; and require Interim Use Permits (IUP's) for home occupations that are operated out of accessory buildings. Currently home occupations are allowed if you comply with Chapter 10-15-26 of the City Code. This includes requirements such as the home occupation being engaged by only the person living on the property and only when the business is conducted entirely within the principle structure and not in any attached or detached accessory structures. This includes all aspects of a business, including the storage of commercial or industrial related equipment or materials. The code has a special provision that allows for somebody to bring home their business vehicle to be stored overnight. When discussing a possible amendment to the home occupation ordinance staff pointed out several things to consider, including minimum lot size, hours of operation, greater setbacks for structures housing home businesses, and a public review process such as licensing or IUP. Staff continues to not support a change to the home occupation ordinance to allow the use of accessory buildings for business purposes based on the fact that businesses located in accessory buildings in residential areas are deemed incompatible and could compromise the quality of life in residential neighborhoods. They could also have adverse impacts to neighborhoods such as higher traffic volumes, noise and a change in aesthetics. It would also conflict with the City's comprehensive plan policy to maintain the rural character of established neighborhoods in the Agricultural and Estate residential districts. If the Planning Commission is looking to support an ordinance amendment to allow the use of accessory buildings as part of a home business they suggest the following conditions: 1) an IUP would be required for all home occupations that utilize an accessory building, including the storage of business equipment, 2) the lot must be 2.5 acres or more and located in the E-1 or Agricultural zoning district, 3) outdoor storage would not be allowed relating to the home business, including trailers, and 4) the use would be clearly incidental and secondary to the residential use on the property.

Ms. Botten noted that she included home occupation ordinances in the packet for the neighboring cities of Eagan, West St. Paul and South St. Paul, all of which prohibit home occupation activity in accessory buildings. She also included the cities of Plymouth (who allows

an accessory building to be used for storage in relation to a home business), Bloomington (who allows home business activities in accessory buildings with approval), and North St. Paul (who allows home occupations with an IUP).

Commissioner Scales asked for clarification between an attached or detached garage.

Ms. Botten replied that home occupations are currently not allowed in any accessory structure, whether it be attached or detached. The same rules apply to both.

Opening of Public Hearing

Mark Engen, 9255 Courthouse Blvd, questioned why staff had so much power regarding home occupations and stated many people in town did not feel good about staff and the fact that staff salaries were paid for through their taxes.

Chair Maggi explained that tonight's public hearing process was an opportunity for residents to speak on this issue. She noted that the Planning Commission is a body of appointed volunteers who hear staff's recommendation but make their own independent recommendation; however, ultimately City Council is the body that makes the decisions.

Mr. Engen stated it was a struggle going through the public process earlier this year when he asked for a zoning code amendment to allow indoor storage of a tree trimming and removal business as an accessory use, and he hoped this ordinance amendment would be approved.

Commissioner Lissarrague asked Mr. Engen what he would like to see happen for his specific situation.

Mr. Engen advised that he always kept his property tidy and never had a problem. Now, however, he keeps one piece of equipment off-site and it was tampered with. He would like to see more people be able to have home occupations out of their accessory buildings because it allows them to save money, protect their equipment, and save gas by not having to drive to another location.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi asked for a show of hands and determined that it was a split vote between those who generally supported an amendment change and those who opposed an amendment change. She asked Commissioners to discuss their thought, starting with those opposed to an ordinance amendment.

Commissioner Wippermann stated he was not in favor of amending the ordinance as the activities and noise associated with home occupations do not seem consistent with residential home ownership.

Chair Maggi asked Commissioner Wippermann if there were any constraints, they could add that would make him support it.

Commissioner Wippermann replied they would be so restrictive that it would be essentially the existing ordinance.

Commissioner Lissarrague stated that people often purchase larger lots because they want to enjoy peace and quiet and he was very concerned about the noise associated with having a home occupation next door. The code compliance coordinator has warned that it is difficult to monitor violators and by the time someone is able to respond there is no longer a problem. He did not think that people living on larger lots should suffer consequences that a smaller lot would not should this amendment go through.

Chair Maggi asked Commissioner Lissarrague if there were any constraints, he would put in place that would make him be willing to move the amendment forward.

Commissioner Lissarrague stated it would be opening a can of worms that they would have a hard time closing. The length of time it takes the City to get violators into compliance could disrupt the neighbors for months or years and he had issue with that.

Commissioner Robertson stated she was troubled with moving in this direction. She believed that compliance enforcement was pertinent to home occupations but believed it to be a separate issue. She was concerned about the impact home occupations would have on larger lot neighborhoods and the people who chose to live there.

Commissioner Simon agreed with all three commissioners, stating enforcement was a major issue throughout the Twin Cities. Often the larger the lot the more things people bring in, and people often purchased large lots to enjoy nature rather than a neighbors' business activities. She would prefer they leave the ordinance as is.

Chair Maggi asked Commissioner Simon if there were any conditions that could be put in place that would make her support it.

Commissioner Simon replied perhaps if they could come up with a serious consequence for violators. It is too easy to write a check to pay for someone else to clean up the mess; there needs to be a tougher consequence.

Commissioner Kramer supported figuring out a way for residents to continue operating their businesses from their home while not impacting their neighbors and keeping their property well-kept. He did not see an issue with allowing an accessory building for a home occupation if it met the other criteria. He stated there will always be a bad apple, but it did not seem fair to penalize everybody as most people are going to abide by the rules. Therefore, he would prefer to make the ordinance broad and open-ended rather than focusing on the one bad apple.

Commissioner Scales stated there are currently home businesses in garages throughout the city. We are not going to be able to stop it; we are only going to be able to control it. He stated that most companies start in a garage, not a manufacturing facility. Some of the conversation has been about what things look like on the outside but what we are talking about are businesses internal to the building. If something looks bad outside that is the same issue we have right now; we have not created a new issue. He wants people to be able to start businesses out of their homes and hopefully grow enough to where they can move to a commercial site. Although he understands needing some control, he does not want to limit people's ability to do that.

Chair Maggi asked Commissioner Scales if there were specific conditions he would want applied.

Commissioner Scales believed it was important to keep business-related items inside rather than being stored outdoors. He stated that not all people purchase large lots to enjoy nature; many do so they can build a large accessory structure, run a farm, be a contractor, etc. He agreed that noise was a concern; however, that is controlled by the City's noise ordinance. If a person driving by a property cannot tell there is a business on the property, he questioned why the City would care.

Commissioner Niemioja agreed with Minneapolis's position that if you do not know a business is there then it is not really a problem. She knows of many home businesses in the City that are in violation of the ordinance as it stands, but no one minds because they are not impacting their neighbors. There will always be exceptions that the City cannot regulate, but she thinks there are a couple things to think about regarding realistic home business situations. She supported some type of licensing to control and monitor home occupations and hopefully help with enforcement. She thinks the City should encourage entrepreneurship, stating IGH is an aging community and she would like to see seniors and others creating new businesses and trying to stay here in IGH. She believes our community is different from those surrounding it and IGH is a city where there is a feeling of entrepreneurship. She would support the same hour restrictions as those approved for the industrial park off Courthouse Boulevard which she believed to be 11 PM to 6 AM.

Commissioner Weber stated good points were made on both sides of this issue. He advised that he chose to live on a larger lot in the southern part of the City because he wanted more land and the ability to store what he wanted to on his property. He does not see an issue with an individual running a business and storing their supplies on their property if they are storing it inside. If they impact their neighbors by making a lot of noise that should be handled as a noise ordinance violation. He would like to promote entrepreneurship by not overly restricting home occupations and allowing people to store equipment on their own property where it is safe, and they can tend to it as needed with low overhead. He supported a 2.5 acre minimum and approval by an IUP or preferably a license as it was a less daunting process. He has an issue with prohibiting trailers relating to the home business to be stored outside, stating he has personal trailers stored outside on his property.

Commissioner Scales stated there are many large employers in IGH that started in residential areas.

Chair Maggi believes that the nature of work is changing, and more people are running their own businesses and working from home. She would like to be progressive and look at home occupations as the future of our culture rather than saying no to protect our city. Her concern is the potential for residents to come in requesting variances for larger accessory buildings to have more room for their home business. Therefore, she would recommend that no variances be allowed for home occupations.

Commissioner Lissarrague stated that just because businesses are currently violating the ordinance does not make it right, he was concerned about the noise issue as it is almost impossible to monitor and enforce, and he was opposed to allowing dog kennels, machine shops, and woodworking shops. He asked what the setback was for accessory buildings.

Ms. Botten advised that in the E-1 zoning on a 2.5-acre lot the side setback for an accessory building was 10 feet. If the accessory building is larger than 1,000 gross square feet, the required setback was 50 feet from a property line.

Commissioner Lissarrague stated he purchased a large lot for the peace and quiet and does not want to hear barking dogs from a kennel or a machine shop running 50 feet from his property line.

Chair Maggi asked if dog kennels were currently allowed.

Ms. Botten replied that commercial dog kennels were allowed in the Agricultural zone with a conditional use permit.

Commissioner Robertson asked what the minimum lot size was in the Agricultural zone.

Ms. Botten replied five acres but noted there were non-conforming lots all over the city.

Commissioner Lissarrague was not opposed to someone being able to park their truck on their lot if it was sheltered from their neighbors but he was concerned about anything that could negatively impact their neighbors' lifestyle.

Commissioner Niemioja stated perhaps Commissioner Lissarrague's concerns would be alleviated if there was a review process that included the applicant coming before the Planning Commission.

Commissioner Weber asked if IUP's needed to come before the Planning Commission.

Ms. Botten replied in the affirmative.

Commissioner Scales sees this as a step process in which the City determines what type of businesses would be allowed.

Commissioner Robertson asked what implications were associated with obtaining a license to operate a home business.

Community Development Director Rand advised that it would likely impact their home insurance policy and property taxes.

Commissioner Robertson does not think the primary rationale for approving something should be that it is happening already. In her opinion if the City moves forward with an ordinance amendment it should include a minimum lot size. She was opposed to operating on a case-by-case basis because applicants could say a precedent was already set and they want approval as well for a similar use. She was also concerned that property owners would park their trailers, snowmobiles, cars, etc. outside because their accessory structure was filled with business vehicles/supplies.

Ms. Botten clarified that she believed the Bloomington ordinance divides it into three different categories: Type 1 is similar to our current ordinance, Type 2 that have the potential to

adversely affect the neighborhood and need a special permit or approval from the Planning Commission or City Council, and Type 3 which are prohibited home occupations.

Commissioner Lissarrague stated he would support a Bloomington-type ordinance amendment.

Commissioner Robertson thinks they need to know the impacts of licensing on taxes, etc. before recommending a licensing program.

Commissioner Weber stated those impacts were not a responsibility for this body but rather for the small business owner. From the insurance companies' eyes there is due diligence and paperwork on the part of the business owner to get a business owner to cover the business equipment at their business location, while still maintaining a homeowner's policy for the residence. The taxes are a responsibility of the business owner as well. The City's responsibility is to determine whether small business owners need to get an IUP, which is only temporary, or do we require licensing where the City can benefit from an annual license fee. This would also give the City an idea of what businesses are operating out of our City. He likes the idea of the Bloomington ordinance and opposes telling business owners they cannot store their own equipment in their own accessory structures. If a person has an accessory structure on their property that can facilitate their needs, he does not think the City should be hindering that.

Commissioner Niemioja stated she realizes that many home businesses exist within our city and she would like to find a way to give the City a funding source and some control over what is allowed. She would like to see the City impose a stiff penalty for violators. She was in favor of adopting something similar to Bloomington in which violators received a civil injunction, then a fine, and then criminal misdemeanor prosecution. She does not want to prevent small businesses from being created; just allowing the City to have some control.

Commissioner Wippermann commented that if a contractor does well, they will then have to hire additional employees, and those employees will need to go to the contractor's home to pick up supplies which generates additional business traffic that changes the character of neighborhoods.

Commissioner Kramer likes the Bloomington and North St. Paul ordinance and does not believe there needs to be restrictions on the lot and accessory building size. If the business owner is not negatively impacting his neighbors, he does not understand why it is a problem and does not think this needs to be restricted to larger lots.

Chair Maggi listed off the topics she believes need to be addressed, including setbacks, business occurring only internal to a building, noise, businesses that should be prohibited, and controlling or prohibiting variances on properties with home occupations. She asked what other categories should be added.

Commissioner Robertson added lot size.

Commissioner Weber clarified that existing accessory structures should be grandfathered in.

Chair Maggi added they should discuss interim use permit versus license.

Commissioner Weber supported licensing.

Chair Maggi asked Commissioners' opinion on a 2.5 acre minimum.

Commissioner Scales did not agree with having a minimum lot size, stating if the business owner was not bothering anyone why can they not run their business there.

Chair Maggi asked what staff's recommendation was on the percentage of the structure to be used for personal use, noting that some cities had a set amount.

Ms. Botten replied that staff did not recommend a specific percentage and noted that it would be very difficult to enforce.

Chair Maggi stated if a business owner used their entire accessory structure for business, they would then have nowhere to park their personal vehicles and equipment.

Commissioner Scales replied they could park them outside in the driveway like many residents did.

Chair Maggi said the problem is that some people park on the street which impacts the neighborhood. She thinks they must stress that the primary use of that structure must be residential, and they must not negatively impact their neighbors.

Commissioner Scales stated that is no different from someone filling their garage with personal items and parking their vehicles outside.

Commissioner Kramer stated the City already has codes in place for accessory buildings (i.e. maximum size allowed, etc.).

Commissioner Weber asked if the City had always referred to attached garages as accessory structures.

Ms. Botten replied that when looking at the number of accessory buildings allowed on a property attached garages are not counted towards your total number allowed; however, for the home occupation ordinance it includes both attached and detached accessory structures.

After having a show of hands, it was determined that it was a split vote on whether there should be a minimum lot size.

Commissioner Robertson stated she could not support an ordinance amendment that does not include a minimum lot size as she sees no way neighbors would not be impacted by the associated activities of a home occupation in standard city lot neighborhoods.

Commissioner Scales stated this would be no different from a neighbor having a camper parked outside their house; it is a code enforcement issue.

Commissioner Robertson disagreed with using the argument that there are already existing problems.

Commissioner Scales clarified that his point was that the City needs to enforce existing codes before creating more restrictions.

Commissioner Niemioja stated she would support a licensing process as it would expedite the penalty process for violators.

Commissioner Robertson stated she would support something that required the absolute necessity of enforcement of licenses.

Chair Maggi asked staff if there was a benefit to the City from a financial or enforcement perspective of a license versus an IUP.

Ms. Botten replied that both processes have fees associated with them and would have to be periodically renewed. Without doing more research, at this point she does not necessarily prefer one method over the other. She noted that even the licensing process is different for the various licenses in the City.

Commissioner Lissarrague recommended that they have very strict enforcement associated with the license; perhaps monetary consequences and then ultimately license revocation.

Ms. Botten advised that both IUP's and licenses could be revoked but a license revocation may be an easier process.

Commissioner Weber asked if a license would be less intensive than an IUP from staff's standpoint.

Ms. Botten replied that it would depend on whether Planning staff would be processing the licensing.

Commissioner Scales noted that the City already processed numerous types of licenses.

Ms. Botten agreed, but stated they are handled by different departments.

Commissioners agreed that if the amendment were to move forward, they would recommend an IUP or license process; whichever was determined to be the most appropriate.

Prohibited Uses of an Accessory Structure for a Home Occupation

The Commission recommended that the home businesses listed as prohibited in an accessory building in the Bloomington ordinance be adopted, with the addition of woodworking and/or lumber mill. This list includes motor vehicle or boat repair, service or painting; small engine and major household appliance repair; firearm or ammunition sale, lease or trade; manufacturing; taxidermy; unlicensed massage; escort businesses; body art establishments; and animal kenneling.

Noise

Chair Maggi asked if there should be hours of operation limitations.

Commissioner asked what the City's current quiet hours were.

Ms. Botten believed the noise ordinance requires quiet hours between the hours of 7 PM to 7 AM seven days a week.

Commissioner Robertson noted that residents are also prohibited from creating noise over a certain decibel level, which has nothing to do with time restrictions.

Commissioner Kramer asked if the noise ordinance applied in all zoning districts.

Chair Maggi summarized that the Commission recommends some sort of noise ordinance relating to time and volume.

Internal vs. Outdoor

It was agreed that business storage and operation must occur internal to an accessory structure.

Lot Size

Chair Maggi asked if there needed to be a minimum lot size if all the recommended restrictions were met.

Commissioner Weber did not want to restrict the lot size and thereby handcuff viable businesses. Rather they look at each situation from a common sense and licensing perspective.

At Commissioners' request Ms. Botten restated the three classifications of home businesses listed in the Bloomington ordinance. Type 1 are home businesses that have been found to not adversely affect the neighborhood, Type 2 are businesses that could potentially impact neighboring properties and therefore must go through a review process, and Type 3 are prohibited businesses.

After a show of hands, it was a split vote on whether to have a lot size minimum.

Setbacks

Commissioners were comfortable with retaining the existing setback requirements.

Variances

Chair Maggi asked if they could draft stronger language prohibiting variance requests for home occupations in an accessory structure.

Ms. Botten replied that if the applicant had a valid practical difficulty it would be hard to deny a variance request.

Chair Maggi asked if there was a maximum size variance that could be requested regarding the size of an accessory structure.

Ms. Botten replied there was not.

Chair Maggi said her concern is that someone running a home business would ask for an enormous accessory building so they could store business equipment as well as their personal vehicles.

Commissioner Weber stated they could not speculate on what Council would or would not approve.

Commissioner Niemioja would like to hear a legal opinion from the city attorney on whether the City can prohibit residents from asking for a variance after-the-fact. She would like people to be able to ask for a variance as it may be for personal use rather than the business use and she would like something in the licensing that explains what the license is for.

Chair Maggi stated that as the business grows they are going to ask for an even bigger accessory structure, and in her opinion they need to then get an appropriate piece of property to run their business from because this is primarily a residential property.

Commissioner Robertson stated she would like it clearly stated in the business license application that the City will enforce its current ordinances and codes. If it is determined that the business owner seeks to deviate from those codes, we have a process in place to get a variance and the Planning Commission will be consistent and thoughtful in determining whether to recommend approval of said variance.

Percentage of Floor Area

Chair Maggi asked staff in the cities that allow it, what percentage of the accessory structure do they allow home businesses to occupy.

Ms. Botten did not have all the information available but knew that Plymouth allows up to 50% of the total floor area of an accessory structure not to exceed 500 square feet.

Chair Maggi asked if Commissioners agreed that there should be some limit of that space because the primary use of this property is residential.

Commissioner Niemioja stated that would be difficult to enforce, but she would support allowing up to 50%. If a license were required that would allow for an inspection it would facilitate enforcement and penalization of a violation.

Commissioner Weber stressed that he did not want to allow only 25% of the accessory structure for home occupations because that would handcuff people from using the space like they want to.

Chair Maggi pointed out that it is a residential property though; not a commercial property.

Commissioner Weber questioned how they would calculate the percentage.

Commissioner Scales asked why a contractor storing three trailers in his building different from someone having a lot of personal vehicles parked in the building.

Chair Maggi replied because if a contractor has three trucks it is likely because they have employees and then it is no longer being used primarily as a residence.

Commissioner Niemioja stated it was important to differentiate between the accessory structure and the house. She would not want to further restrict what is going on in the house and if they

were to put maximums on both she would like it to be generous. She was worried about the implications of having an overall percentage of both the house and the accessory structure.

Chair Maggi summarized that Commissioners agreed that there should be a limit on the amount of space in an accessory building for a business. How that is to be calculated is yet to be defined.

Chair Maggi stated that if Commissioners were to make a motion they would amend the ordinance regarding home occupations.

Ms. Botten asked if Commissioners agreed that no outside employees would be allowed.

The Commission replied in the affirmative.

Chair Maggi clarified that no signs would be allowed as well. She summarized that the ordinance amendment would have to include a list of prohibited businesses as primarily detailed in the Bloomington ordinance with some additions to be determined, there would be a review of the current noise ordinance to ensure everyone is in agreement with that, all business usage must be internal to the accessory structure, no signs, no outside employees, a specified percentage of the accessory structure would be allowed for business use with the methodology of determining that yet to be determined, and a license or IUP process would be put in place to manage this process.

Commissioner Lissarrague recommended that woodworking shop and lumber mill be added to the list of prohibited uses.

Chair Maggi noted that the Commission was undecided on lot size at this point. She asked if this would come back to the Planning Commission should City Council decide to move forward on an amendment.

Ms. Botten replied that it would not necessarily come back to the Commission.

Commissioner Robertson suggested they include current city code and ordinances related to setbacks and maximum size accessory structures.

Commissioner Weber replied those codes already have to be enforced and should not be part of this ordinance amendment.

Commissioner Robertson questioned why noise was being included in the motion.

Chair Maggi replied because they did not have confirmation of the details of the current noise ordinance.

Commissioner Simon asked about the discussion regarding the prohibition of variances.

Chair Maggi advised that was now a moot point.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Scales, to approve the ordinance

amendment with the condition that it include a list of prohibited businesses as primarily detailed in the Bloomington ordinance with the addition of woodworking shop and lumber mill, there would be a review of the current noise ordinance to ensure everyone is in agreement with that, all business usage must be internal to the accessory structure, no signs allowed, no outside employees allowed, a specified percentage of the accessory structure would be allowed for business use with the methodology of determining that yet to be determined, and a license or IUP process would be put in place to manage this process.

Commissioner Wippermann advised he would be voting no as he does not support an ordinance change without further discussion.

Motion carried (8/1 – Wippermann).

PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

MEETING DATE: December 3, 2019

CASE NO: 19-27X

APPLICANT: City of Inver Grove Heights

REQUEST: Zoning Ordinance Amendment

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

Earlier this year Council directed Staff to review Chapter 10-15-26 Home Occupations relating to a possible update of the code to allow the storage of business equipment and materials in accessory structures. The Planning Commission discussed this item on July 16, 2019 and provided a wide variety of perspectives and opinions which could lead the amendment down many different paths. Subsequent to the Planning Commission meeting, staff brought the item to a City Council worksession for discussion on how they would like to proceed. City Council provided direction to review the home occupation ordinance relating to:

- the use of accessory buildings in large lot residential, not in urban lots
- maintain the current ordinance of not allowing outside employees
- require IUP's for home occupations that are operated out of accessory buildings.

ZONING CODE REVIEW

The City currently allows home occupations that comply with Chapter 10-15-26 of the City Code. This includes requirements such as the business being engaged in only by persons living in the dwelling and only when the business is conducted entirely within the principle structure, not in an attached or detached accessory structure. This has included all aspects of a business, including the storage of commercial or industrial related equipment or materials in accessory buildings. This does not prohibit someone bringing their business truck or van home overnight as the City Code allows for a resident to have one commercially licensed vehicle not over a one-ton capacity to be parked at a residence of the owner/operator of said vehicle.

Examples of permitted home occupations include daycares, beauty shop, and professional home offices such as accounting or insurance.

When discussing a possible code amendment to expand the home occupation ordinance, some things to consider are:

- Would the homeowner of the stored material have to own the equipment stored on the property or could they store equipment for their employer or even their neighbor?
- If a *contractor's shop - indoor* is allowed on residential property it may be difficult to regulate what is stored inside the buildings; if tree trimming parts are ok, what about mulch/rock, merchandise purchased with the intent to sell on-line, or car parts?

- Should there be a maximum percentage of space utilized in the accessory building to not interfere with the primary residential use of the property?
- Would trailers (enclosed or open) be allowed if they are stored outside?
- Should there be hours of operation to try and limit the impact to the neighbors?

Lot size. When looking at rural lots, the lots sizes can vary from 1 acre lots in a rural residential PUD to 5 acres plus in Agricultural zoning. The minimum lot size in the E-1 district is 2.5 acres. There are legal non-conforming lots that do not meet the minimum lot size requirement based on the zoning district. If a change is proposed staff would suggest having a minimum lot size along with limiting the zoning districts.

Setbacks. An accessory structure in the E-1 district requires setbacks that are 10 feet for side yard and 50 feet for rear yard. Accessory structures greater than 1,000 gross square feet require 50 foot setbacks. If a building is constructed in an Industrial district that is abutting a residential district a 100-foot setback would be required. Consideration should be taken to have larger setbacks for structures that would be used for something other than a residential use.

Parking/storage. There would be a definite impact on garage parking spaces and storage areas. Converting an accessory building into storage for a business eliminates enclosed parking spaces and storage space for the residential use. This could result in more vehicles, toys and yard equipment being parked or stored outside, on the driveway or yard. Adding more paving for parking pads next to the driveway increases impervious surface which adds a burden to the storm water system as well as aesthetic impacts for the neighborhood.

Code enforcement. The Rental and Code Enforcement Coordinator provided information relating to a small handful of home occupation complaints and the enforcement process. This information is provided to demonstrate the process relating to home businesses complaints from Inver Grove residents.

Public process. With the exception of beauty salons, commercial kennels and commercial stables, home occupations are a permitted use and do not require neighbor notification. When utilizing an accessory building for a home business there may be additional neighborhood impacts such as noise and higher traffic volumes. There are different avenues for regulation. One would be a license with the City where neighbor notification would not necessarily be required but if there is a violation to the license it could be revoked. There is also conditional use permit (CUP) or interim use permit (IUP) processes; similar public process but a CUP runs with the land and an IUP would have an expiration date.

RECOMMENDATION

Staff continues to not support a change to the home occupation ordinance to allow the use of accessory buildings for business purposes based on the fact that businesses located in accessory buildings in residential areas are deemed incompatible and could compromise the quality of life in a residential neighborhood. This could result in adverse impacts to neighborhoods such as higher traffic volumes, noise, change in aesthetics, etc. It would also conflict with the City's comprehensive plan policy to maintain the rural character of established neighborhoods in the Agricultural and Estate residential districts.

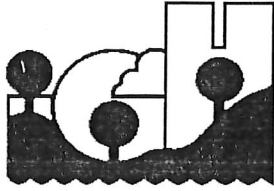
Staff discussed different alternatives and came up with the recommendation that if the City decides to allow the use of accessory buildings as part of a home business the following should apply:

- An IUP would be required for all home occupations that utilize an accessory building, including the storage of equipment for a business.
- An accessory building may be used for a home occupation provided the lot is 2.5 acres or more in size and is located in an E-1 or A zoning district.
- No outdoor storage would be allowed relating to the home business, including trailers.
- A home occupation shall be clearly incidental and secondary to the residential use of the premises, should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.

Included for informational purposes are the home occupation ordinances for the neighboring cities of Eagan, West St. Paul, and South St. Paul which all prohibit home occupation activity in accessory buildings. Also included for your review are the cities of Plymouth who allow an accessory building to be used for storage in relation to a home business, Bloomington who, with approval, allows home business activities in accessory buildings, and North St. Paul who allows home occupations with an interim use permit.

Attachments: Memo from the Rental and Code Compliance Coordinator
Chapter 10-15-26: Home Occupations
Example ordinances:

Eagan
West St. Paul
South St. Paul
Plymouth
Bloomington
North St. Paul



CITY OF INVER GROVE HEIGHTS

MEMORANDUM

TO: Planning Commission

FROM: Nicole Cook, Rental and Code Compliance Coordinator

SUBJECT: Home Businesses

DATE: 7-17-19

Per City Council direction, the Code Compliance program is a complaint-based program. While there are likely many home business violations in the city, staff is limited and unable to proactively monitor and address them all. Generally, complaints are received due to noise, parking, and storage violations that are negatively impacting neighboring property owners.

Once a complaint is received on a home business violation, an inspection is done. If a violation is found:

- A notice is sent to the property owner advising them of the home business regulations and asking for compliance by a certain date. After that date has passed, a second inspection is done.
- If the second inspection finds compliance isn't met, a second notice is sent to the property owner. The second notice looks much like the first. It includes a deadline for compliance, but with additional language explaining that if compliance is not met, the owner may be cited for a misdemeanor which requires an appearance in court. After this deadline has passed, a third inspection is done.
- If the third inspection finds compliance still hasn't been met, a citation is issued requiring an appearance in court. From there, the court decides what happens and when.

If an extension is requested, staff can work with the property owner on a deadline for compliance.

Complaints on home businesses can be difficult to enforce as they often involve noise, employees coming and going, and parking violations that occur sporadically and may not be happening at the time of inspection. Residents are asked to contact the police to report noise and parking concerns as they are happening. Additionally, since employee vehicles aren't clearly marked, enforcement can be challenging as the onus is on staff to distinguish between an employee vehicle or a vehicle of a friend or family member of the property owner.

Home businesses can also be difficult to verify. Residents will often say they're not operating a business, rather doing work for friends and family members. Staff will often hear the reported business is just a

personal hobby or project (working on vehicles, woodworking, etc.). Without an online advertisement or something to clearly indicate there is a business on-site, enforcement can be challenging.

Neighbors may see the business owner loading business equipment or product into a garage or shed, however staff has no authority to enter an accessory structure to confirm what's being stored in it, also making enforcement difficult.

If an inspection is done and the property appears compliant, the case is closed. Some residents will comply for a time and then resume operations. Again, due to staffing constraints there is no additional follow-up to monitor for continued compliance.

Per your request, here is specific enforcement action taken on some of the home businesses from the list previously provided to you.

➤ **99th STREET EAST**

RP (reporting party) stated in a written complaint:

"3 skid loaders, 2 - 1-ton snow plows, 2 storage metal (shipping) storage containers and 1 large front end loader with a bucket and plow blade is all sitting on the property. I know the owner has his own business, but is this allowed. Looks like a shit hole with all of the equipment around. The front end loader is parked right along the tree line by the driveway."

ACTION TAKEN:

- June 2019: Construction business confirmed through inspection. First notice sent
- June 2019: Property owner contacted staff stating he knew who had filed the complaint and had spoken with his neighbors about it. He is working to move and remove the equipment. Next inspection scheduled for August.

➤ **ASTRID AVENUE**

RP stated the property owner is operating some sort of business that involves buying and selling items. RP states there are numerous shipments brought to the house several times a week with a steady flow of traffic from customers. Outdoor storage of items such as hot tubs, scrap wood, machinery, several doors, several windows, etc.

ACTION TAKEN:

- June 2019: Business confirmed through inspection. First notice sent
- June 2019: Property owner contacted staff stating the business was related to agricultural use, which is allowed on an agricultural lot. He sent staff photos of flowers and produce being assembled for sale and explained he brings the items to local farmers markets. He stated the employees are just friends and family members who help with this. Staff explained so long as the business was agricultural it would be allowed, but if he is operating another business involving the other items he had been storing outside (machinery, doors, hot tubs, etc) that would NOT be allowed. While open storage is regulated on residential lots, it is not regulated on AG lots. No further action taken.

➤ **ALVERNO AVENUE**

RP stated the owner's sons are operating a scrapping business and the property has turned into a scrapyard. Business confirmed through inspection

ACTION TAKEN:

- July 2018: This home business case resulted in the largest abatement staff has performed to-date. After several notices were sent and extensions granted, there was little change/clean-up of the property which resulted in a citation. While the citation inconvenienced the property owner with court dates, it did not correct the problem and the property remained in shambles with scrap metal throughout. Staff hired a contractor and an abatement was performed over the course of several days. There was no assessment as the property owner paid the \$8,000 bill in full.

➤ **CLEADIS WAY**

RP reported there is a snow removal and landscaping business on the property with business and employee vehicles coming and going and business equipment stored on site. States the traffic is frequent and vehicles are loud.

Business confirmed through inspection and decals on vehicles with business name listing back to the house.

ACTION TAKEN:

Notice sent to property owner advising them of the Home Occupation ordinance. Owner called staff to ask for additional time and explained they were working to find another location for their equipment. They had talked to their employees and asked that they meet on the job site vs at the house. Staff advised the owner could have his personal truck with the business decal at the house but could not store the equipment and several business trucks at the home. Owner stated he used the trailer for both personal and business use. Staff advised he could keep it at the home, but if another complaint was received that the trailer was being frequently moved for business purposes, it would need to be stored off-site as part of the complaint concerned traffic and noise. Compliance met.

➤ **CONCORD BLVD**

RP stated there is an illegal dog kennel being operated from the home and provided staff with an advertisement on Rover.com. RP stated dogs are being left outside barking and some dogs have been escaping the fence and roaming the neighborhood.

Business confirmed through inspection and online advertisement.

ACTION TAKEN:

- The City received a total of three complaints about the kennel business; two from neighbors (due to barking and dogs at-large) and one from a client. Three notices were sent to the property owners asking that they cease business operations. Because there was no change, a citation was issued. The owners then began slandering staff for "harassing" them and threatened staff's job. Due to this, the CD Director and City Administrator became involved. The property owners requested a meeting with city staff but did not show up. After several months of discussions with the property owners and court dates, the property owners removed the online advertisement and business activity stopped.

➤ **UPPER 79th CT**

RP stated the property owner buys items, then stores them in the driveway and yard covered in tarps until they can be sold. States property is unkempt and messy.

Business confirmed through inspection and conversation with property owner.

ACTION TAKEN:

- This case involved the Police, Fire, and Building Departments. Staff sent two notices to the property owner advising that while it's not illegal to buy and sell items on Craigslist, there should be no evidence of the business from the street and items should not be stored in the driveway and yard. After several site visits, it was determined the owner was suffering from depression and hoarding which was tied to the business. Police and Fire had been called for illegal burning (trash). Staff worked with the property owner and county to have dumpsters brought in and the property cleaned. Portions of the home had been uninhabitable due to the hoard, but staff worked with the owner who was able to clean the house and make it habitable again. The owner came into compliance, though staff still receives periodic complaints of outdoor storage.

➤ **ADAM AVENUE**

RP stated there is a landscaping business being operated from the property. RP was able to provide the name of the company and stated the trucks are loud and operations begin at 6:30 each morning, often disturbing the neighborhood. RP stated work trucks and trailers are being stored in the street overnight, including a woodchipper. One of the vehicles is not licensed.

Business confirmed through online advertisement and inspection.

ACTION TAKEN:

- Two notices were sent to the property owner advising them that their landscaping business would need to be relocated. The owner contacted staff to say the many vehicles stored in and around the property belonged to friends, not employees. After staff spoke with them about the advertisement, the owner admitted to the business and stated their son was operating it but would be leaving for school soon and all of the equipment and vehicles would be removed. Compliance met, no further complaints.

JGH

10-15-26: HOME OCCUPATIONS:

- A. Generally: In general, occupations and businesses in the city are to be conducted in commercial and industrial zoning districts, not in residential zoning districts. Exceptions to this generality include agricultural activities within agricultural zoning districts as regulated in this title, daycare as defined in section [10-2-2](#) of this title, and home occupations, provided they conform to the standards of this section.
- B. Definition: "Home occupation" means any gainful occupation meeting all of the following requirements:
1. Engaged in only by persons residing in the subject dwelling.
 2. Conducted entirely within the dwelling, not in attached or detached accessory structures.
 3. Evidence of the occupation shall not be visible from the street.
 4. No signs other than those permitted in R districts are permitted.
 5. No stock in trade is stored on the premises.
 6. On site retail sales are not involved.
 7. Entrance to the home occupation is gained exclusively from within the dwelling.
 8. When the home occupation is a beauty/barber shop, entrance to the home occupation shall be a separate, direct entrance and shall not be from within the dwelling.
- C. Professional Home Occupations: A professional person may use his/her residence for consultation, emergency treatment, or performance of religious rites, but not for the general practice of his/her profession when such general practice will involve the need for more than three (3) parking spaces for the occupant and visitors. No accessory building or attached garage shall be used for such home occupation. (Ord. 1098, 11-8-2004)
- D. Other Home Occupations: Home occupations include minor repair services, photo or art studios, dressmaking, teaching limited to three (3) students at any one time, in home daycare as licensed by the state, licensed massage therapy in accordance with the regulations of [title 4, chapter 8](#) of this code and similar uses; however, a home occupation shall not be interpreted to include tourist homes, restaurants or similar uses. (Ord. 1311, 3-28-2016)

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21.302.13 HOME BUSINESSES.

(a) *Purpose.* To accommodate residents who desire to start a home business while ensuring that said businesses:

(1) Are imperceptible from normal residential activity and do not adversely impact the character of the surrounding residential area;

(2) Are secondary and incidental to the residential use of the dwelling unit; and

(3) Do not adversely affect the health, safety or welfare of other persons residing in the area.

(b) *Review and approval.*

(1) A conditional use permit is required for Type II home businesses. See § [21.501.04](#) for conditional use permit requirements.

(c) *Types of home businesses.*

(1) *Type I.* Type I home businesses are of a type that the City Council has historically found do not adversely affect the health, safety or welfare of other persons residing in the area. Examples of Type I home businesses are listed below. This list is intended to be illustrative not exhaustive.

(A) Professional home offices or studios;

(B) Home beauty shops;

(C) Tutoring, music, fitness, or dance instruction for no more than two students at any one time;

(D) Licensed therapeutic massage;

(E) Watch repair, dressmaking, tailoring and similar crafts; or

(F) Animal grooming for no more than four animals at any one time.

(G) Firearm Office where no firearm(s) or ammunition are stored or inventoried on the premises.

(2) *Type II.* Type II home businesses are businesses of a type that the City Council has historically found to have the potential to adversely affect the health, safety or welfare of other persons residing in the area. Examples of Type II home businesses are listed below. This list is intended to be illustrative not exhaustive.

(A) Music, dance, or fitness schools;

(B) Repair shops not expressly prohibited by the city code;

(C) Cottage food operations, subject to the requirements in M.S. § 28A.152, as it may be amended from time to time;

(D) Photography studios and similar uses; or

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(E) A Type I home business reclassified as a Type II home business by virtue of a conditional use permit approved by the City Council.

(3) *Prohibited home businesses.* The following home businesses are prohibited without limitation:

- (A) Motor vehicle or boat repair, service or painting;
- (B) Small engine and major household appliance repair;
- (C) The sale, lease, or trade of firearm(s) or ammunition, where firearm(s) or ammunition are stored or inventoried on the premises;
- (D) Manufacturing;
- (E) Taxidermy shops;
- (F) Unlicensed massage;
- (G) Escort businesses;
- (H) Body art establishments; and
- (I) Animal kenneling.

(d) *Standards.*

(1) *Health, safety and welfare.*

(A) Home businesses must not endanger the health, safety or welfare of the community by reason of blight, noise, smoke, dust, odor, glare, vibration, fire hazard, increased vehicular traffic including deliveries, unsanitary or unsightly conditions, or similar conditions that have a reasonable likelihood of disturbing the peace, comfort, repose or quiet enjoyment of the indoor and outdoor spaces of neighboring residential properties.

(2) *Where allowed.* See § [21.209](#) of this code for the classification of home businesses within the zoning districts.

(A) Type II home businesses are not permitted in accessory dwelling units, two-family dwellings, townhomes, or in multi-family dwellings.

(3) *Prohibited activities.* Activity that produces light, glare, noise, odor, dust, smoke or vibration perceptible beyond the boundaries of the premises and distinguishable from neighboring residential uses is prohibited.

(4) *Gross floor area (GFA).* Home businesses may occupy no more than 25 percent of the total gross floor area (GFA) of the principal residential dwelling unit.

(5) *Use of accessory buildings or garages.*

(A) Type I home businesses may not use or be located in accessory buildings or garages.

(B) As provided in subsection (b) below, the Planning Commission may approve Type II home business activities in accessory buildings or garages if it finds that the

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proposed activities would not alter the residential character of the neighborhood if performed within an accessory building or garage.

(6) *Alterations.* No interior or exterior alterations may be made to dwelling units to accommodate a home business that would be:

- (A) Inconsistent with the residential character of the surrounding area; or
- (B) Not customarily found in a primary residential dwelling.

(7) *Separate entrances.* The space devoted to or used by the home business must not have its own separate entrance and must be completely contained within the principal residential dwelling unit so as to have no exterior visibility. Any entrance leading to the space devoted to or used by the home business must also lead to the remainder of the home.

(A) *Exception.* Type II home businesses permitted by the Planning Commission to operate from an accessory building or garage are exempt from this provision.

(8) *Exterior displays and signage.* Exterior display, exterior signage, advertisement or other exterior indication of a home business is limited to one non-illuminated sign not to exceed one and one-half square feet in area as per [Chapter 19, Article X](#).

(9) *Exterior storage.* Exterior storage or display of trailer, equipment or materials, tools, supplies, stock-in-trade, products or by-products used or produced in conjunction with a home business is prohibited.

(10) *Vehicle parking and storage.* Vehicles used in conjunction with a home business must comply with the parking and storage provisions of § [21.301.06](#) of this code.

(11) *Garbage disposal.* All rubbish and garbage disposal facilities must be properly screened in compliance with [Chapter 19](#) or [21](#) of this code and no single container may exceed the 96-gallon container size used for single-family residential property.

(12) *Primary residence requirement.* The owner of the home business must use the dwelling unit as the person's primary residence, as evidenced by the person's driver's license, vehicle registration, voter registration or other clear and convincing evidence.

(13) *Employees.*

(A) *Type I home businesses.* No more than one person having their primary residence elsewhere, as evidenced by the person's driver's license, vehicle registration, voter registration or other clear and convincing evidence, may work on the premises at any time.

(B) *Type II home businesses.* No more than two persons having their primary residence elsewhere, as evidenced by the person's driver's license, vehicle registration, voter registration or other clear and convincing evidence, may work on the premises at any time.

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(14) *On site sales.* No retail, wholesale or other sales activity may be conducted on site other than by telephone, mail, internet or other electronic medium. Also no items may be displayed for sale on the premises.

(15) *Deliveries and pick-ups.* Type I and II home businesses may receive up to four deliveries and pick-ups per day.

(16) *Client visits.*

(A) *Type I home businesses.* The total number of clients upon the premises must not exceed six customers per day and must not exceed two clients at any one time.

(B) *Type II home businesses.* As provided in subsection (b) above, the Planning Commission may determine the number and intensity of client visits per day and time.

(17) *Hazardous materials.* Toxic, explosive, flammable, radioactive or other restricted materials used, sold, or stored on the site in connection with the home enterprise must conform to the city code and Uniform Fire Code for residential uses.

(e) *Enforcement.* The city will enforce the standards of this section based on verified, on-going violations.

(f) *Penalty.* Violation of the standards set forth in this section shall be enforceable in all of the following manners, without limitation: civil injunctive action; the assessment of civil administrative fines and penalties that are assessable against the property; as well as criminal misdemeanor prosecution.

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INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

MINI-STORAGE ORDINANCE REVISION DISCUSSION

Meeting Date: January 6, 2020
 Item Type: Work Session
 Contact: Allan Hunting 651.450.2554
 Prepared by: Allan Hunting, City Planner
 Reviewed by:

PURPOSE/ACTION REQUESTED

Council is to provide direction on a few ordinance amendment suggestions.

BACKGROUND

Mini-Storage. Both the Planning Commission and City Council have concerns regarding the number of mini-storage or self-service storage facilities that have been approved and operating in the city over the years. Currently there are 12 storage operations scattered through out the City. There is a mix of types from all open storage, all indoor storage and some with both. A map is provided showing the locations. A spreadsheet has also been provided showing the name of the operation, type of storage and in what zoning district. I have also included the land and building valuation that is determined by Dakota County.

Mini-Storage with Outdoor Storage is a conditional use in the B-3, General Business District and I-1, Limited Industry District. There are no specific performance standards for this use listed in the zoning ordinance.

If Council feels the City has provided enough opportunity for this type of use and does not think the City should approve any more, a simple amendment to the ordinance to remove the use is all that is needed. A second option would be to allow maybe only in the I-1 district, so retail opportunities are not lost and most industrial zones are located along major arterials at the periphery of the City and not in central neighborhoods.

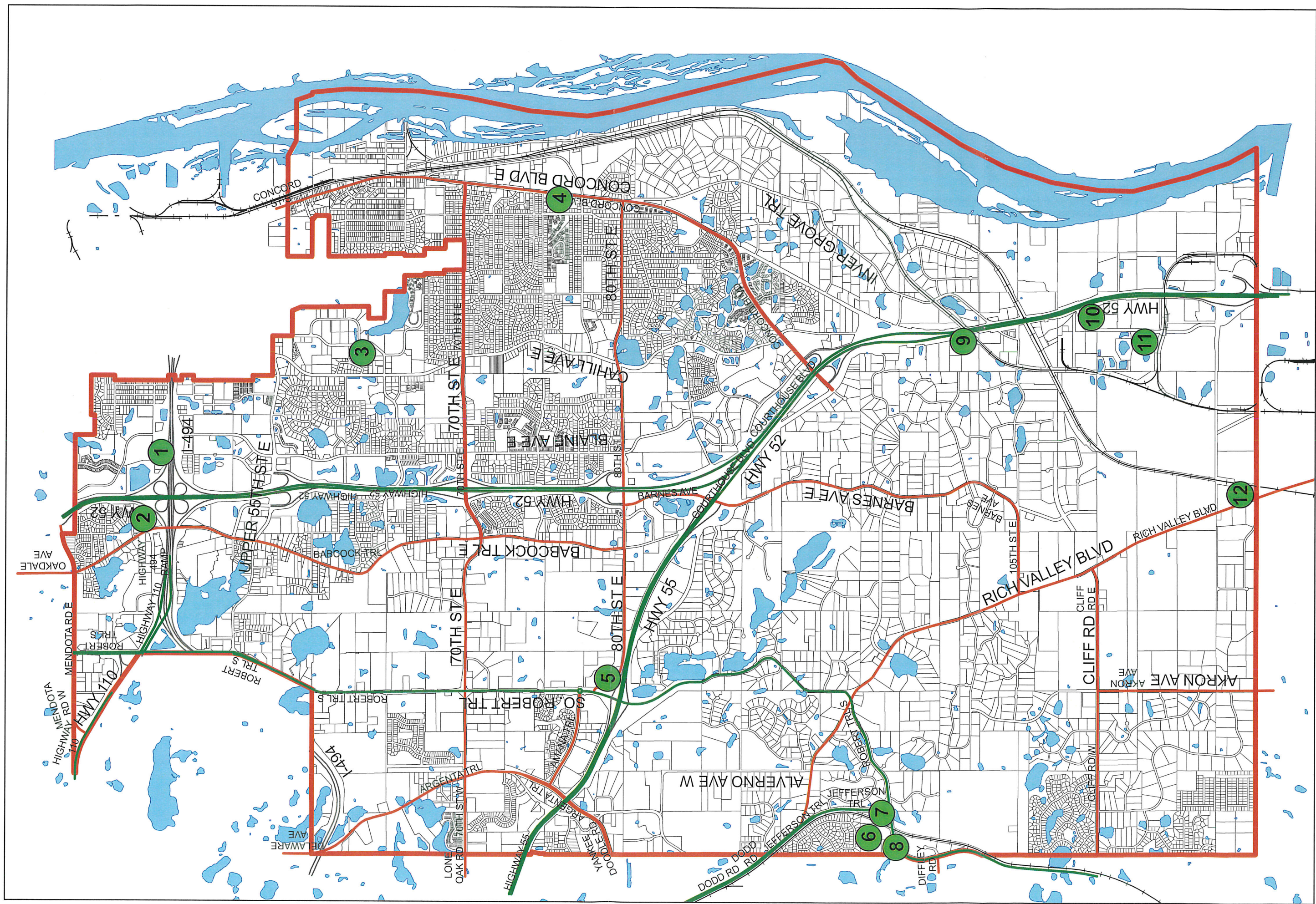
Residential Impervious Surface CUP. Impervious surface, or hard surface is limited on each residential lot in the City. The limitations are set up based on lot size. Smaller lots are allotted a larger percentage of the lot size compared to larger lots. In about 2010, The Engineering Department spent a considerable amount of time reviewing the overall city stormwater system design to determine an appropriate amount of impervious surface allowed for each lot. The code has provisions to allow a lot owner to exceed the maximum by up to 10% with a conditional use permit. The amount of impervious surface allowed over the standard allotment must be treated on site. This can be done through a number of methods, most common is creating rain gardens on the lot. Engineering has created a handout and system to help homeowners understand what is required. All the requests to exceed the impervious surface maximum have been supported by staff, Planning Commission and approved by Council.

Since the system is working fine and there have been no issues, staff is wondering if the process can be streamlined to approve these requests at a staff level and not require the public hearing and Council approval. This could reduce the approval time by as much as six weeks for homeowners. Council still must approve the storm water maintenance agreement for each site and any variances for someone

Attachments: Map of mini-storage locations
Mini-storage information spreadsheet



Mini-Storage Locations



	Storage Facility Name	Address	Total Acres	Zoning	Indoor Only	Outdoor Only	Indoor & Outdoor	Building Valuation*	Total Valuation
1	US Storage Centers	2500 50th Street East	4.5	B-3			Yes	\$966,400	\$1,409,600
2	Acorn Mini Storage	5000 Babcock Trail	11.12	I-1			Yes	\$3,071,800	\$4,162,000
3	Greenwood Mini-Storage	6311 Carmen Ave	4	I-1	Yes			\$1,685,100	\$2,247,700
4	Stagecoach Storage	7565,7649 Concord Blvd	7	B-3			Yes	\$227,800	\$1,392,000
5	Sure Lock Storage	1181 80th Street	4.6	B-3		Yes		-	\$7,229,900
6	STOR Self Storage	9725 Robert Trail	19.31	I-1			Yes	\$187,300**	\$1,529,000**
7	River Heights Landscape & Storage	9601 Jefferson Trail	3.24	I-1		Yes		-	\$317,400
8	Inver Grove Storage	9735 South Robert Trail	5.4	I-1			Yes	\$2,373,000	\$2,824,100
9	Inver Grove Storage & Rental	10125 Courthouse Blvd	5.5	I-1		Yes		-	\$485,100
10	Sure Lock RV Storage	10900 Clark Road	8.1	I-1/I-2		Yes		-	\$660,000
11	Clark Road Storage	11305 Clark Road	12.3	I-2		Yes		-	\$1,100,200
12	Hilton Self Storage	11900 Rich Valley Blvd	4.8	I-1			Yes	\$430,000	\$850,100

* Values per Dakota County
**Project not yet complete