This notice is being posted to complete the required 10 days posted per MS 415.19 and was posted on the City Website and City Hall Bulletin Board on or before September 9, 2026.

ORDINANCE NO. 367

CITY OF NEW PRAGUE

AN ORDINANCE AMENDING MULTIPLE MISCELLANEOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE

WHEREAS, the Planning Commission on August 26th, 2026, held a public hearing regarding the proposed Unified Development Code amendments related to shipping and storage containers, solar structures, vehicle ordinance, building design standards, unattached decks, and references to the old Zoning Ordinance and to the City Code, and forwarded a recommendation to the City Council for consideration of approval of said amendments; and,

The City of New Prague Ordains:

SECTION 1. The Unified Development Code is amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

2.001 Rules and Definitions

Carport: A permanent roofed structure permanently opened on at least ~~two sides~~ one side, designed for or occupied by ~~private passenger~~ vehicles. ~~Carports shall be prohibited.~~

Garage, Private – An accessory building or accessory portion of the principal building which is intended for and used to store the p~~rivate passenger~~ vehicle of the family or family's resident upon the premises. A garage shall not include a carport.

Shipping Container: A large, steel or similar material box designed and built to transport goods by sea or land. They may also be referred to as ISO or Intermodal Containers.

Portable Storage Container: A large, secured, weather-resistant box that can be moved from place to place and used for temporary storage purposes.

Practical Difficulty – Practical difficulties as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the ~~Zoning Ordinance~~ Unified Development Code; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include but are not limited to inadequate access to direct sunlight for solar energy systems.

3.002 Administration

(K) Administrative Permits

(1) An administrative permit shall be required for the following activities:

~~(c) Solar energy systems that does not require a building permit.~~

5.002 Prohibited Uses in all Zoning Districts.

(H) Solar structures that are not roof mounted, including ground mounted solar structures.

(I) Carports.

5.003 Performance Standards

(B) Exterior Storage

(1) Exceptions

(e) Off-street parking of ~~passenger motor~~ vehicles.

1. Parking of ~~passenger~~ vehicles must be on an unimproved bituminous surface if located in the front or side yard. Parking of ~~passenger~~ vehicles is permitted on an unimproved surface in the rear yard if the vehicle meets accessory structure setbacks of the district.

(h) Portable storage containers or shipping containers

1. The use of portable storage containers or shipping containers or other similar structures or containers are permitted for temporary storage on a driveway or parking lot, but in no event shall such containers be present for more than 60 days within any one-year period.

2. Portable storage containers or shipping containers or other similar structures or containers may not be used as a dwelling, a primary structure, nor an accessory building or structure.

(2) Refuse

(b) ~~Passenger~~ Vehicles in an inoperative state shall not be parked in residential districts for a period exceeding 7 days. "Inoperative" shall mean incapable of movement under the vehicle's own power and in need of repairs. All ~~passenger~~ vehicles shall be currently licensed.

(S) Cannabis Businesses

(1) Cannabis businesses may not be located within 250 feet of a school as established in City Code Section ~~121.14 (H)~~ 121.23 (K).

(V) Traffic Impact Study Guidelines and Process

(3) Need for Traffic Impact Study

(b) Certain types of development, because of their size, nature, or location, are less likely to result in traffic impacts and therefore do not require the investment of time or effort in conducting a comprehensive traffic analysis. When a development is staged or phased over time, the City requires that a Traffic Impact Study be completed based on the impacts of the final phase or build out. At a minimum, all development projects will need to prepare some documentation such as driveway/access locations, showing consistency with the New Prague Comprehensive Plan, and compliance with the access spacing guidelines w~~hich are part of the New Prague Zoning Ordinance~~ as outlined in this Ordinance.

Table 1 – Level of Analysis Required

Minimal Analysis

Required Information:

Consistency with Comp Plan and ~~Zoning Ordinance~~ Unified Development Code.

6.002 Character and Building Standards

(D) Permitted Encroachments

(2) Attached decks are also exempted from the rear yard setback requirements except that an attached deck may not be located closer than 20 feet from the rear property line including on through lots.

(E) Accessory Buildings and Structures

(1) In Residential Districts

(b) Accessory buildings and structures are permitted in any rear or side yard. Accessory buildings and structures shall not be erected within six (6) feet of any lot line or ten (10) feet from any alley. ~~and~~ Garages must provide a minimum of 20 feet of direct access to the entrance within the property lines.

(3) In All Districts

(e) Portable storage containers or shipping containers or other similar structures or containers may not be used as an accessory building or structure.

(Q) Building Design Requirements

(3) A minimum of two (2) of the following design requirements shall be incorporated for principal structures, and a minimum of one (1) of the following design requirements shall be incorporated for accessory buildings which are accessory to a building upon which these provisions apply:

(a) At least two (2) contrasting building colors or accent textures.

(b) At minimum 25% window coverage on each building wall facing a street.

(c) A front entry that is accented with a minimum 150 square feet around the door entrance. Primary building entrances shall be clearly defined and emphasized through architectural treatments such as canopies, recesses, or enhanced materials.

(d) Varying roof lines.

(e) Varying wall depths.

(7) Multi-family buildings with 5 or more units located in the B-1 Central Business District must comply with the provisions of Section 6.002 (Q) of ~~the Zoning Ordinance~~ this Ordinance.

SECTION 2. This ordinance shall take effect and be in force after its passage and upon its publication, in accordance with Section 3.13 of the City Charter.

Introduced to the City Council of the City of New Prague, Minnesota, this 8th day of September, 2026.

The required 10 days posted notice was completed on the City Website and City Hall Bulletin Board on September 9th, 2026.

Passed by the City Council of the City of New Prague, Minnesota, the ____ day of _____, 2026, and to be published on the ____ day of _____, 2026.

_____
Charles L. Nickolay, Mayor

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

_____
Notary Public

ATTEST: _____
Joshua M. Tetzlaff, City Administrator

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

_____
Notary Public

THIS INSTRUMENT DRAFTED BY:

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