

**CITY OF NORTH OAKS
RAMSEY COUNTY, MINNESOTA**

ORDINANCE NO. ____

**AN ORDINANCE AMENDING CITY CODE TITLE XV, CHAPTER 152, REGARDING
LOT LINE ADJUSTMENTS**

THE CITY COUNCIL OF THE CITY OF NORTH OAKS ORDAINS AS FOLLOWS:

Section One. Title XV, Chapter 152, Section 152.005 Amendment: Title XV, Chapter 152, Section 152.005 of the North Oaks City Code is hereby amended as follows. The underlined text shows the proposed additions to the City Code:

Lot Line Adjustment: The division of property resulting in the adjustment of lot lines between two or more contiguous lots of record, other than between multi-family dwellings or townhomes after construction thereof, resulting in the same number of lots.

Section Two. Title XV, Chapter 152, Section 152.040: Title XV, Chapter 152, Section 152.005 of the North Oaks City Code is hereby amended to include sections 152.040 and 152.041 as follows. The underlined text shows the proposed additions to the City Code:

LOT LINE ADJUSTMENT PROCEDURE

§ 152.040 GENERAL APPLICATION.

This subchapter shall apply to the following applications: subdivision necessary to adjust common boundary or lot lines between contiguous lots of record other than between multi-family dwellings or townhomes after construction thereof, resulting in the same number of lots.

§ 152.041 LOT LINE ADJUSTMENT PROCESS.

(A) Administrative Approval Permitted. It is acknowledged by the city that certain forms of property subdivision do not result in the creation of additional parcels or lots of record. In these instances, it is deemed appropriate to permit administrative approval of property division requests resulting in the adjustment of lot lines between two or more lots of record, other than between multi-family dwellings or townhomes after the construction thereof.

(B) Type of Permitted Property Divisions. Property line adjustments that do not result in the creation of an additional parcel of land shall require only administrative approval. All parcels involved must continue to meet all applicable dimensional, area, setback, and other requirements of the zoning district in which the properties are located and must comply with the provisions of City Code Section 152.065.

(C) Application Requirements. Applicants must submit the same documents and information required for a Minor Subdivision application required by City Code Section 152.036 and must also submit the legal descriptions for the parcels to be created as a result of the lot line adjustment.

(D) Conditions of Approval. The City Administrator may impose reasonable conditions of approval upon the lot line adjustment request.

(E) Approval. Upon receipt of the completed application, and after review thereof, the City Administrator shall either approve or deny the application for lot line adjustment. The City Administrator's approval or denial of the property division resulting in a lot line adjustment shall be in writing.

Section Three. Effective Date. This Ordinance shall be in full force and effect upon its adoption and publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2020.

CITY OF NORTH OAKS

By: _____

Gregg Nelson

Its: Mayor

Attested:

By: _____

Kevin Kress

Its: City Administrator/City Clerk

(Published in the Shoreview Press on _____, 2020)