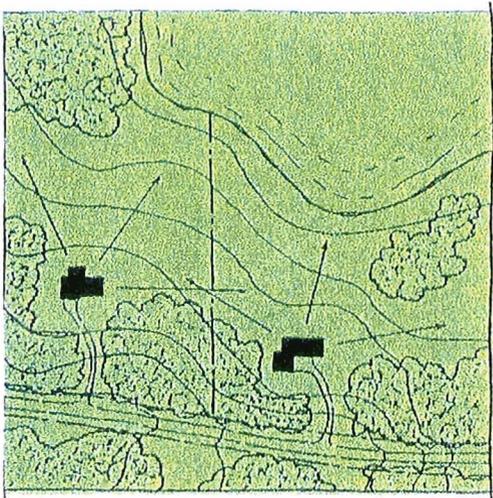
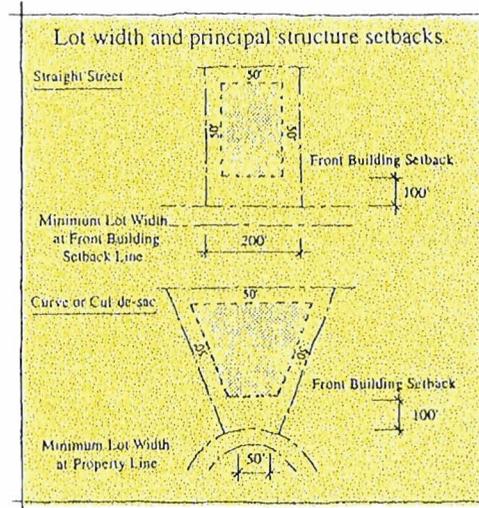


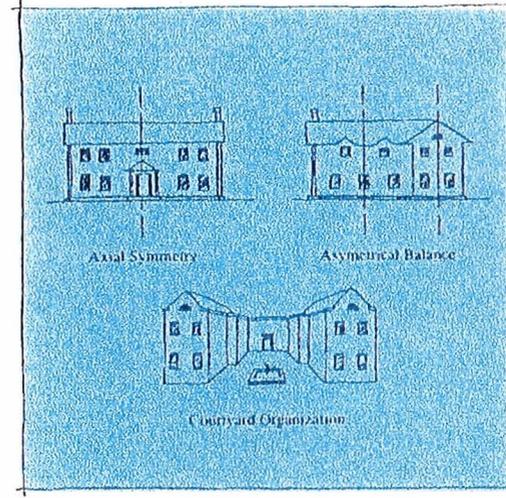
# CITY OF SUNFISH LAKE



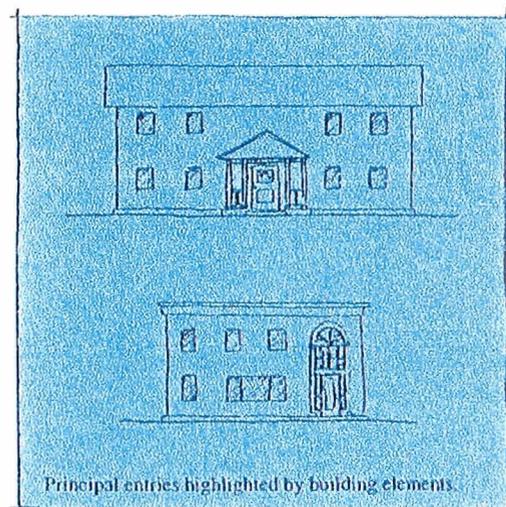
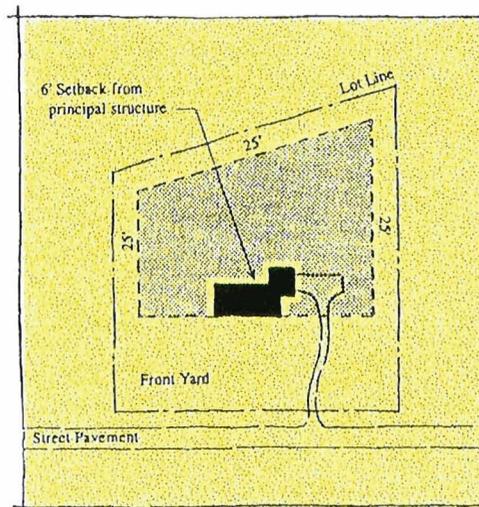
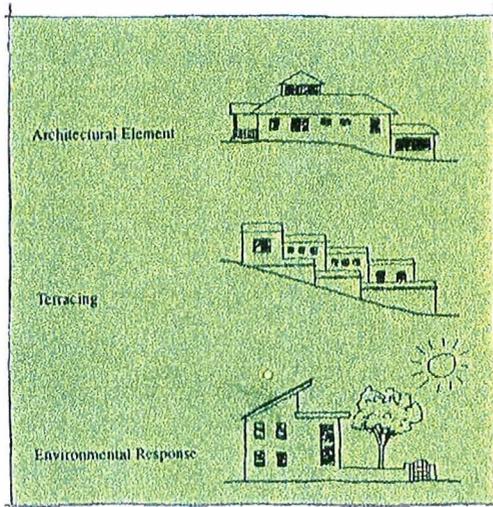
PLANNING  
POLICIES



CODE  
REQUIREMENTS



DESIGN  
GUIDELINES



CITY OF *Sunfish Lake* MINNESOTA

TO: Sunfish Lake Property Owners

Enclosed is the Property Owner and Development Guide. This is a condensation of the revised Zoning Ordinance, and reflects the basic philosophy for the future of the City embodied in the 1998 edition of the Comprehensive Plan.

This document provides specific guidelines for permitted uses of land in the City, with the goals of protecting property values, maintaining the low density semi-rural character upon which the City was founded, respecting the rights and privacy of neighbors, and having minimal adverse effect on the natural environment.

Most projects involving land or external building alterations require some level of review to fulfill these goals. The scope of review ranges from simple approval by the Planning staff for minor projects to formal public hearings before the Planning Commission and City Council, depending on the nature and extent of the project. A call to the Planning consultants at 763.231.2555 will answer any questions you may have, and of course you are always free to contact any member of the Planning Commission or your elected representatives on the City Council.

Particular attention is drawn to two regulations: (1) any land alteration (i.e. grading, filling, excavating) other than usual gardening activities requires review and permit. This is especially important for land above lakes and wetlands and near property lines; and (2) outdoor lighting is strongly discouraged as unnecessarily intrusive. Lighting needed for security and safety should be hooded, downcast and of low intensity. According to the police, proximity lights actuated by movement are much more effective for security than fixed lights.

City Council Members:

Molly Park, Mayor 651.455.8809  
Judy MacManus 651.450.1779  
Cathy DeCourcy 651.455.0899  
Joel Bennett 651.457.1349  
Richard Williams 651.554.1201

Planning Commission Members:

Tom Votel, Chair 651.457.3605  
Eberhard Bulach 651.457.0118  
Arnulf Svendsen 651.451.1852  
JoAnne Wahlstrom 651.450.6933  
Andrea McCue 651.451.9964

Planning Consultants: 763.231.2555

City Web Site: [www.sunfishlake.org](http://www.sunfishlake.org)

**CITY OF SUNFISH LAKE**  
**PROPERTY OWNER REFERENCE & DEVELOPMENT GUIDE**  
 JUNE 1995; UPDATED MARCH 1998, MARCH 1999

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■ TOPIC	■ OBJECTIVES	■ POLICIES
INTRODUCTION	The policies identified herein are taken directly from the Sunfish Lake Comprehensive Plan. Since incorporation of the City in 1958 the primary goal has been to preserve, protect, and enhance the scenic residential environment.	Large lot development coupled with natural amenities and quality home design will ensure the continuation of Sunfish Lake’s unique character and quality of life.
COMMUNITY	<p>Local preference for a high quality, low density residential community</p> <p>Achieve a balance between the natural and built environments</p> <p>Conserve the environmental, economic, recreational, historical, and scenic resources of the City</p> <p>Foster large acre residential land uses with minimal supporting services</p> <p>Require high standards of residential development</p> <p>Refer to the <u>Design Guidelines</u> attached hereto</p>	<p>Development shall not cause the initiation of urban services</p> <p>Land uses should be determined by the natural characteristics of the land</p> <p>Development shall not impair the functioning of the natural drainage, wetland, vegetative, or other such systems</p> <p>Promote a natural environment theme in local site design to offset surrounding community development</p> <p>Aesthetics should be given a high priority in all local development</p>
ENVIRONMENT	<p>To maintain a proper balance between the natural environment and the built environment</p> <p>To protect and preserve the biological and ecological functions of Sunfish Lake lands and waters</p>	<p>The City Environmental Policy ordinance encourages:</p> <ul style="list-style-type: none"> <li>■ Productive and enjoyable harmony between man and his environment</li> </ul>

■ TOPIC

■ OBJECTIVES

■ POLICIES

ENVIRONMENT,  
CONTINUED

Compliance with stated policies. Where there is potential for significant environmental affects or where deemed necessary by the City Council, such action shall be preceded by a detailed statement which addresses the environmental impact of the proposed action, including any pollution, impairment or destruction of the air, water, land or other natural resources located within the City.

Refer to the Design Guidelines attached hereto

- Prevention or elimination of damage to environment,
- Enrichment of ecological systems,
- Orderly, progressive, and profitable development as it relates to ecological factors, and
- Preservation of the semi-rural low density residential character of the City

The City shall preserve natural environment and ecological systems and promote diligent enforcement of all pertinent standards relating to effective environmental management

All individual developments should be designed so as to preserve and enhance existing topography, water bodies, natural vegetation, wetlands, wildlife areas, and other natural amenities

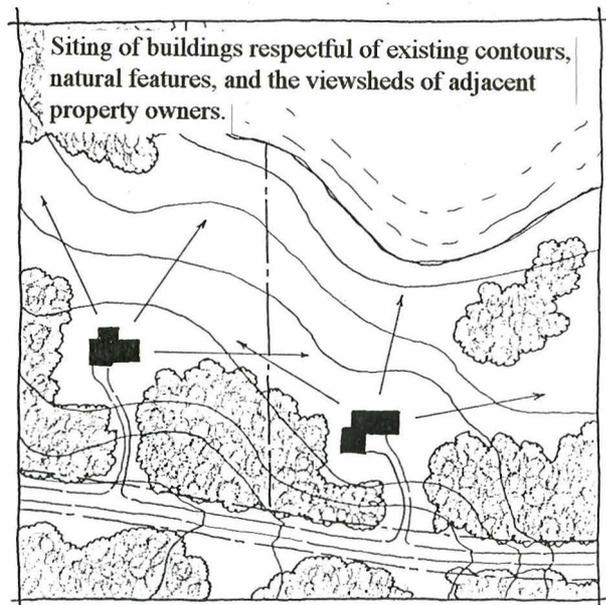
Alterations to or filling of wetlands will be prohibited without just cause

Slopes which are susceptible to erosion or runoff shall be maintained in a natural state or managed to minimize erosion and slippage

HOUSING

To protect the community's appearance and property values through enforcement of architectural design and building site standards

To retain the high quality living environment enjoyed by Sunfish Lake residents



Development shall not engage in clear-cutting large stands of trees unless appropriate vegetative restoration will take place

New construction should be of a type and style such that it is not so dissimilar with existing architecture that it would adversely affect adjacent property values or significantly alter neighborhood continuity

Development should respect natural contours, enhancing site orientation while minimizing terrain modifications

- Homes should not obstruct the viewshed of adjacent property owners nor be of a height that exceeds surrounding natural features, where possible
- Construction should be accomplished with natural building materials and finished in aesthetically acceptable tones and colors
- Orientation of buildings should conform to existing contours and natural features
- Screening and landscaping should complement existing vegetation and land contours

■ TOPIC

■ OBJECTIVES

■ POLICIES

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COMMUNITY  
FACILITIES

To provide only those services necessary to complement private utilities and transportation facilities

Sound planning principles and careful screening of development proposals should be utilized in order to assure that all systems can meet overall City goals

TRANSPORTATION

To meet public transportation needs while preserving aesthetic and environmental functions of local residential lands

New or modified transportation facilities shall complement the planned land and water uses

To provide a local street system that can easily accommodate emergency vehicles and functions to minimize their response time

Local street design shall not promote through traffic uses

■ REGULATION

■ PROCESS

■ REQUIREMENTS

---

INTRODUCTION

The code requirements identified herein are taken directly from the Sunfish Lake Zoning and Subdivision Ordinances and represent a compilation of the most critical and most commonly applied standards.

Any and all projects in the City must comply with these regulations. A full copy of the Zoning and Subdivision Ordinances can be purchased or specific sections may be purchased from the City Planner.

SITE & BUILDING  
PLAN REVIEW / FEE

Prior to commencing the construction or alteration of land, a structure and/or buildings accessory thereto, application shall be made with the City Planner for plan approval from the City Council which may also require approval of variances or conditional use permits.

Refer to the Site and Building Plan review checklist and current fee listing available from the City Planner

Conformance with Site and Building Plan review criteria outlined in Section 1208 of the City Zoning Ordinance

Applicants are required to pay the City all costs incurred through review and approval of site and building plans. An escrow deposit is required at the time of application. If time and expenses exceed the escrow, the applicant is responsible for the extra amount (amounts in excess of the escrow deposit are typically a result of incomplete plans, non-compliance with code requirements and/or special permit requests such as Conditional Use's or Variances).

Site Alterations: movement of earth other than usual gardening activities requires issuance of a permit by the City Building Official

BUILDING  
PERMIT / FEE

Review and approval of building plans by the City Planner and City Building Official

Required for construction, alteration, moving, demolition, repair or use of any building or structure within the City at a cost of \$1,000 or more.

■ REGULATION

■ PROCESS

■ REQUIREMENTS

---

INSPECTIONS

In addition to standard structural inspections by the City Building Official, the City requires a series of up to three (3) site inspections before a final certificate of occupancy will be issued. Work not yet complete (usually exterior items such as landscaping or grading) or conditions of approval not met require a letter of credit from the property owner to guarantee completion.

The inspections are required 1) prior to project start and 2) at project completion, prior to occupancy. An additional site inspection may be required at 50 percent completion, following installation of sheetrock, as determined by the City Planner. It is the contractor's and/or property owner's responsibility to notify the City Planner of these stages when an inspection is to occur.

NON-CONFORMING BUILDINGS, STRUCTURES, USES, & LOTS

Special review and approval of requests which contain or are related to non-conforming buildings, structures, uses, or lots will be necessary on a case-by-case basis.

Non-conforming buildings, structures, uses, and lots shall comply with the regulations outlined in the City's Zoning Ordinance and will not be allowed to continue without restriction until such time as the degree of non-conformity can be lessened or eliminated.

INDIVIDUAL SEWAGE DISPOSAL

Review and approval of building plans by the City Septic System Inspector

The Minnesota Pollution Control Agency Water Quality Division Sewage Treatment Standards, as amended, shall be adhered to under the review and approval of the City Septic System Inspector.

INDIVIDUAL WATER SUPPLY SYSTEMS

Construction of any new well or reconstruction of an existing well (including deepening) requires approval by Dakota County and payment of a fee.

Compliance with detail construction standards outlined in City Code 404 as amended

■ REGULATION

■ PROCESS

■ REQUIREMENTS

GRADING PLAN AND  
STORM WATER  
MANAGEMENT

Every applicant for a building permit, zoning approval, or a site & building plan approval shall submit a grading and storm water management plan to the City Engineer for review and approval.

No building permit, zoning approval or permit to allow land disturbing activities shall be issued until approval of the grading and storm water management plan or a waiver of the approval requirement has been obtained. Strict conformance to the requirements outlined in Section 1216 of the City Zoning Ordinance shall be required and shall apply to all land, public or private, located within the City of Sunfish Lake.

SHORELAND DISTRICT  
REGULATIONS

Applicable to all lots within 1,000 feet of the Ordinary High Water Mark (OHWM) of Sunfish, Hornbeam or Horseshoe Lakes

150 foot width at the OHWM

200 foot setback from the OHWM

30 percent impervious surface coverage

150 foot sewage system setback from OHWM

Structures Permitted

Docks, decks, swimming rafts, temporary structures, stairways, lifts and landings provided detailed development standards as outlined in the Zoning Ordinance can be met

Structure allowed by Conditional Use Permit between the principal building and building setback line from the OHWM

One structure 18 inches or less in height as specifically outlined in the Zoning Ordinance

Structures permitted only in side yards, and prohibited between the principal structure and water body

Detached garage or shed as specifically outlined in the Zoning Ordinance

■ REGULATION

■ PROCESS

■ REQUIREMENTS

---

SHORELAND DISTRICT  
REGULATIONS,  
CONTINUED

Structure Placement

All structures must be located at least 3 feet above the highest known water level

Shoreland/Vegetation Alteration

Shoreland alterations including vegetation removal, grading, or filling are avoided to the extent possible

Vegetation alteration or removal on lakeshore lots within 200 feet of the Ordinary High Water Mark is only allowed subject to the following standards:

- Intensive vegetative clearing within shore and bluff impact zones and on steep slopes (12 percent or greater) is prohibited
- Mowed lawns within 100 feet of the Ordinary High Water Mark may only encompass up to 20 percent of the shore impact zone
- In shore and bluff impact zones and on steep slopes, limited clearing, cutting, trimming and pruning of trees/shrubs is permitted to provide a view of the water from the principal structure or for the placement of stairways/trails/ lakeshore access, picnic areas, watercraft storage, and permitted accessory structures, etc. subject to conditions as outlined within the City Zoning Ordinance.

■ REGULATION

■ PROCESS

■ REQUIREMENTS

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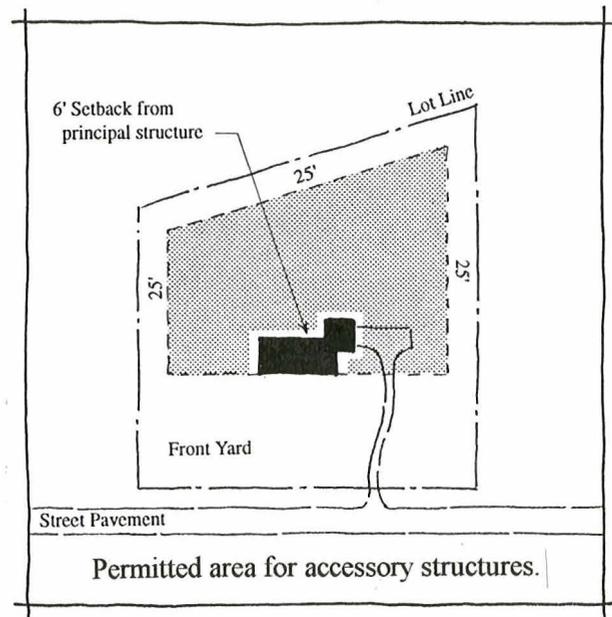
	Grading/Filling Permit	A grading/filling permit is required from the City Building Official for the disturbance of earth other than usual gardening activities.
LAKE RESTRICTIONS	Recreational motor vehicles and motorboats are prohibited.	The use of recreational motor vehicles and motorboats is prohibited upon any waterbody surface, whether open water or frozen, during all times of the year.
WETLANDS OVERLAY DISTRICT	The purpose and intent of this district is to insure that the wetland resources within the City are protected and conserved. The regulations adopted as Section 1244 of the City Zoning Ordinance incorporate the Wetland Conservation Act of 1991, Laws of Minnesota 1991, Chapter 354, as amended by Laws 1993, Chapter 175 and the accompanying rules of the Minnesota Board of Water and Soil Resources.	No wetlands within the City may be impacted in any way without first consulting the regulations established, kept on file with the City Planner. Wetlands shall not be drained or filled wholly or partially unless replaced by restoring or creating wetland areas of at least equal public value.
PRINCIPAL BUILDING	Submittal of a site survey/plan and review by the City Planner	Not more than one (1) principal building on a lot.
ACCESSORY BUILDINGS	Submittal of a site survey/plan and review by the City Planner. Additions or expansions to non-conforming accessory buildings, structures, or facilities is prohibited.	Not more than one (1) accessory building on a lot without Conditional Use Permit (CUP) approval by the City Council.  Permitted in any yard except the front yard unless approved by CUP

■ REGULATION

■ PROCESS

■ REQUIREMENTS

ACCESSORY BUILDINGS, CONTINUED



Limited to 25 percent of any required yard

1,000 sf in area or less

1 story or 16 feet in height

25 feet or more from all lot lines and 6 feet or more from other buildings or structures on site (an accessory building which is less than 6 feet from the principal building shall be considered an integral part of such)

On lakeshore lots, accessory structures are not permitted between the principal structure and lakeshore except that accessory structures with a height of eighteen (18) inches or less, such as fountains, wading/fish pools, swimming pools, patios, surfaced play areas and the like as well as associated landscape features such as retaining walls may be allowed as a conditional use.

Accessory structures, buildings, or uses shall be screened from neighboring properties and local street rights-of-way and shall be designed and placed to minimize the impact upon abutting properties.

■ REGULATION

■ PROCESS

■ REQUIREMENTS

---

BUILDING MATERIALS

All structures shall be constructed of high quality materials and be designed to blend with the environment. Principal and accessory buildings shall be compatible with one another.

For both principal and accessory structures or buildings, the submittal of plan and elevation drawings will be required which show the type of building materials being proposed.

MINIMUM GROUND FLOOR AREA

Submittal of a site survey/plan and review by the City Planner

One-story dwelling must contain not less than 1,500 sf of usable ground floor area exclusive of open porches, garages and breezeways

1½ or 2 story dwellings shall contain not less than 1,000 sf of usable ground floor area exclusive of open porches, garages, and breezeways

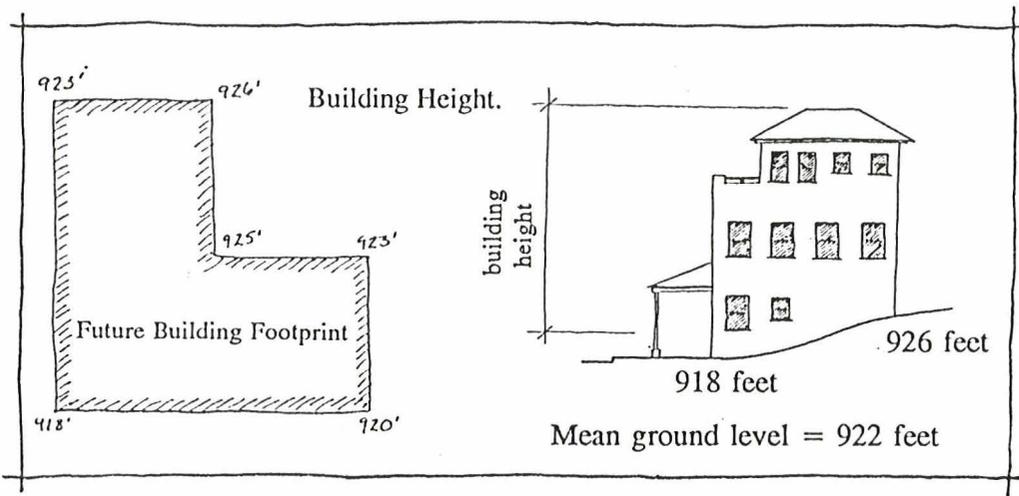
MINIMUM LOT AREA

Submittal of a site survey/plan and review by the City Planner

The minimum required lot size is 2½ acres of net area. Net area means 2½ acres of land not including wetlands, drainageways, surface water, land containing aquatic vegetation or land in excess of 12 percent slope

**BUILDING HEIGHT**

Submittal of a site survey/plan and review by the City Planner



No building or structure shall exceed 2½ stories or 30 feet in height, whichever is lesser. Building height means the height of a building measured from the average existing ground level prior to construction at any point on the perimeter of the building line to the top of the cornice of a flat or mansard roof and to the highest gable on a pitched or hipped roof.

(Height limitations do not apply to church spires, belfries, water towers, monuments, flag poles, or transmission towers)

**NOISE ABATEMENT**

All applications for new structures when located within the City's Aircraft Noise Attenuation Overlay District are subject to construction standards as outlined in Section 1245 of the City Zoning Ordinance.

Residential structures and church facilities must meet or exceed the specified noise level reduction of 20 dBA.

**COMMUNICATION RECEPTION AND TRANSMISSION DEVICES**

Accessory and secondary use antennas including radio and television receiving antennas, satellite dishes, TVROs two (2) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the

Not allowed in any required yard except a rear yard or within drainage and utility easements.

Setback five (5) feet from all lot lines (including guy wires or anchors).

■ REGULATION

■ PROCESS

■ REQUIREMENTS

COMMUNICATION  
RECEPTION AND  
TRANSMISSION  
DEVICES, CONTINUED

operation of electronic equipment such as radio receivers, federally licensed amateur radio stations and television receivers.

Personal wireless service antennas are allowed within the INS, Institutional District of the City.

Commercial and public radio and television transmitting antennas and public utility microwave antennas

Residential Satellite Dishes

Maximum of fifteen (15) feet above the City's thirty (30) foot building height restriction, except that support structures and antennas used in the amateur radio service may extend a maximum of seventy (70) feet above grade.

Antennas located upon a public structure are permitted, but subject to review under the Minor Site and Building Plan process.

Antennas not located upon a public structure shall require the processing of a Conditional Use Permit.

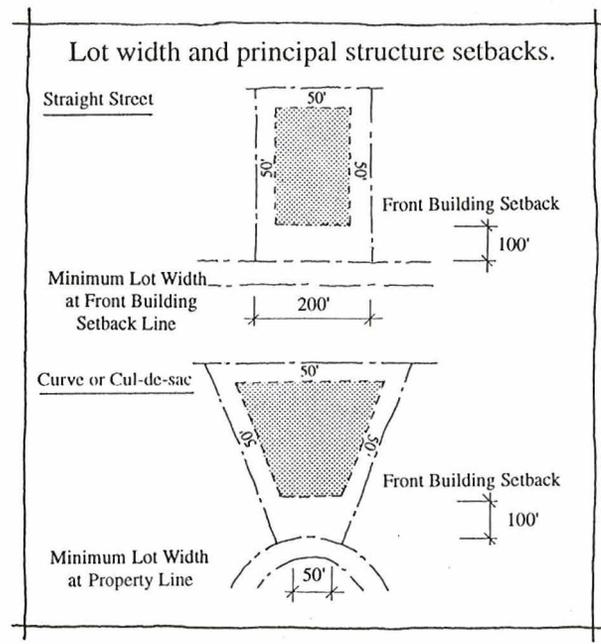
Allowed in the INS, Institutional District subject to approval of a Conditional Use Permit.

Single satellite dish TVROs greater than one (1) meter in diameter located within the R-1, Single Family Residential District of the City shall require a Conditional Use Permit.

LOT WIDTH

Submittal of a site survey/plan and review by the City Planner

200 feet as measured at the front building setback line, and 50 feet as measured at the property line if located on a curve or cul-de-sac



STRUCTURE SETBACKS

Front Yard	100 feet
Side Yard (corner)	100 feet
Side Yard (interior)	50 feet
Rear Yard	50 feet

■ REGULATION

■ PROCESS

■ REQUIREMENTS

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STRUCTURE  
ELEVATION

GRADE

Top of foundation and garage floor of all structures:

Must be located eighteen (18) inches above the grade of the crown of the street upon which the property fronts.

Minimum building elevation above the 100-year Ordinary High Water Elevation

Three (3) feet desired, two (2) feet required

Minimum building elevation above the Natural Overland Overflow Elevation

One (1) foot desired, six (6) inches required

PARKING/  
SURFACING

Number of spaces

A minimum of two (2) spaces per dwelling with access to the public thoroughfare, either within a structure or in the open

Surfacing, subject to review and approval by the City Engineer and City Building Inspector

All areas intended to be utilized for parking space and driveways shall be surfaced with a material adequate to control dust and drainage.

Setback

25 feet must be provided between a property line and parking area

Maintenance

The owner/operator of the property is required to maintain all parking, driveways, accesses, and landscaping in a neat manner at all times.

LIGHTING

Submittal of a site survey/plan and review by the City Planner

Exterior lighting on homes or property within the City of Sunfish Lake shall be discouraged and shall only be allowed where necessary for safety purposes. All lighting must be in keeping with the rural atmosphere and natural character in the

EXTERIOR STORAGE

In all zoning districts, all materials and equipment except as specifically noted within the City Zoning Ordinance shall be stored within a building or fully screened so as not to be visible from adjoining properties and local street rights-of-way.

FENCING

Fences to be constructed on property within the City will be subject to review and approval either through a Minor Site and Building Plan review process, Administrative Permit or a Conditional Use Permit process and associated formal application and fee payment depending on their location and purpose. All fences shall be in compliance with the regulations outlined in Section 1218 of the City Zoning Ordinance.

City. Any lighting used to illuminate structures, parking/driveway, or other site uses shall be so arranged to reflect away from adjoining property. Bare incandescent bulbs or the source of light shall not be visible from adjacent property.

Within side and rear yard areas (not including required setback area), clothes line poles/wires, wood piles and two (2) recreational vehicles shall be allowed.

Within front yard areas, off-street parking of passenger vehicles and non-commercial trucks under a gross weight of 12,000 pounds (both on and off-street), travel trailers or motor homes limited to parking only and for a period not exceeding seventy-two (72) hours within a fifteen (15) day period, and construction/ landscaping material currently being utilized as part of an on-site project shall be allowed.

No fences shall be placed on or extend into public rights-of-way.

The finished side of any fence considered to be its face shall be oriented toward adjacent property or public right-of-way.

Both sides of any fence shall be maintained in good condition and appearance at all times.

■ REGULATION

■ PROCESS

■ REQUIREMENTS

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FENCING, CONTINUED

Contact with the City Planner and/or City Building Inspector will be required prior to beginning fence construction.

Fences permitted anywhere within the property lines:

All fences shall:

Certificate of Survey required for:

Gardening fences are excepted from City review and processing requirements provided they are:

No physical damage of any kind shall occur to abutting property.

Split rail fences not exceeding forty-two (42) inches in height.

Consist of materials comparable in grade and quality to the following: decorative masonry, wrought iron or wood provided the surfaces are finished for exterior use or wood of proven durability is used, such as cedar or redwood. Except for dog runs (not to exceed one hundred [100] square feet) and tennis courts, the use of chain link is prohibited.

All fences to be constructed up to or within ten (10) feet of the property line or of an adjacent public right-of-way in the case of lots with a property line as the centerline of the street, unless corner property stakes are located and a survey exists in the City property file.

Located twenty-five (25) feet from any property line, at least fifty (50) percent open for the passage of air and light, no higher than four (4) feet, no longer than fifty (50) feet in length per section and one hundred fifty (150) feet in total

■ REGULATION

■ PROCESS

■ REQUIREMENTS

FENCING, CONTINUED

Fences used to protect gardens, crops, and shrubs from deer are excepted from City review and processing requirements provided they are:

Except fences that are exempt from review and processing requirements, all fences:

Fences permitted within the buildable area of a lot:

Non-residential fences may be permitted in front of the front building line as established by the primary structure on the lot, when:

Fences and gates allowed only by Conditional Use Permit or Administrative Permit and other detailed requirements are specifically outlined in the City Zoning Ordinance.

Located twenty-five (25) feet from any property line, at least ninety (90) percent open, are no higher than six (6) feet and are limited to specified areas requiring protection

Shall be screened to buffer views, neighboring property and public rights-of-way or to generally ensure aesthetic quality and compatibility with the natural character of the community.

Fences not exceeding six (6) feet in height, no more than fifty (50) percent solid matter, and not exceeding two hundred (200) total linear feet on a property

Solid fences are prohibited except under unique circumstances where hardship can be shown to justify approval of a variance.

Required for screening of adjacent property and they do not exceed six (6) feet in height. The required front setback for the fence shall be the same as for the use which it is intended to screen. In no case shall a fence exceeding forty-two (42) inches in height be set back less than ten (10) feet from the roadway.

Freestanding stone, brick, stucco, concrete, wood, or other walls not required as retaining structures are considered fences. Security and other gates are allowed within the buildable area

LANDSCAPING/  
SCREENING

All exposed ground areas, including street boulevards, and areas not devoted to parking, driveways, sidewalks, patios, or other such uses shall be landscaped with native plants (excluding noxious weeds as defined by State law), grasses, shrubs, trees, or other ornamental landscape material within one year following the date of building occupancy.

Where any storage in any residential district and/or non-residential use abuts property zoned for residential use, screening shall be required, at minimum, along the boundary of the property. Such screening shall be consistent with that required under Section 1218 of the City Zoning Ordinance.

of the lot meeting setback requirements.

Prior to approval of a building permit, all uses shall be subject to a landscape plan which includes provisions for screening of neighboring homes, public right-of-way, storage or other service areas as necessary. Required landscaping shall emphasize the natural character of the community and shall conform to the minimum size criteria outlined in the City Zoning Ordinance.

All existing trees on lots, in a new development, or associated with a site alteration or building expansion project shall be preserved which do not have to be removed for structural or necessary improvements. The City may require property owners or developers to prepare an inventory of existing trees for review by the City Planner and City Forester. In those instances where trees will be lost during construction, the City Council may require the planting of new trees in an amount equal to or greater than the total caliper inches of those removed.

■ REGULATION

■ PROCESS

■ REQUIREMENTS

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HOME OCCUPATIONS

Defined as any occupation or profession in which the occupant of a residence is engaged, conducted solely within a single family dwelling (excluding attached garage space or accessory structures), which is clearly incidental and secondary to the residential use of the premises and does not change the character of said premises.

The home occupation may not include having customers and/or clients from the general public come to the premises for purposes pertaining to the home occupation. Occasional estate and garage sales are allowed as permitted in Zoning Ordinance Section 1221.

Special Home Occupations may be allowed by Interim Use Permit.

FARM ANIMALS

Administrative Permit Required

To ensure they do not create a nuisance to adjoining property owners, the keeping of farm animals or other non-domestic animals requires issuance of an Administrative Permit by the City Forester.

INTRODUCTION

Due to the unique and different physical features of each site, the design guidelines are not hard and fast regulations which create inflexibility, but rather are generalized standards which will be utilized to evaluate requests and determine acceptability of proposals.

The design guidelines are intended to preserve the rural character and natural environmental features of Sunfish Lake.

PRESERVING SENSITIVE AREAS

To protect sensitive areas of a site from development.

Site buildings to preserve sensitive areas like wetlands, wildlife habitat, woods and steep slopes.

To reduce the impacts of development on steeply sloped sites.

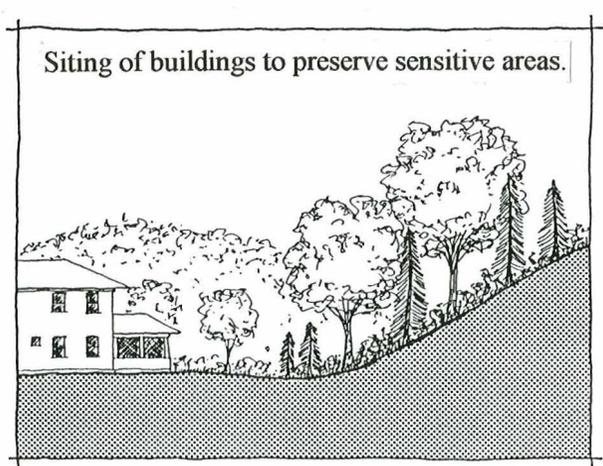
Match building types to the natural topography to minimize grading.

To encourage sound storm water management.

Do not store building materials or equipment in sensitive areas. Protect trees and other natural areas during construction.

To preserve soil structure and vegetation by minimizing mass surface grading.

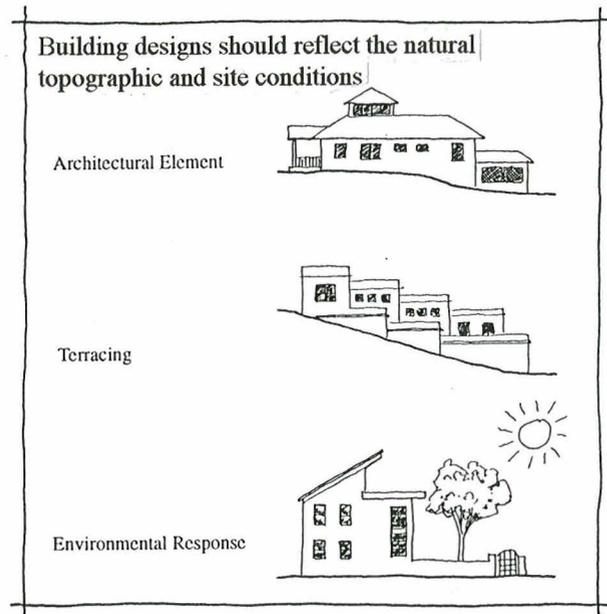
Stands of mature trees should be retained where possible. Residences may be integrated into existing trees.



SITE CONDITIONS

To encourage new development to be designed for the specific conditions of its site.

To ensure that new development will blend with the existing environmental character of the neighborhood.



The design of a building, its location on the site, and its layout should respond to specific site conditions.

Site characteristics to consider in the design of a building include the following:

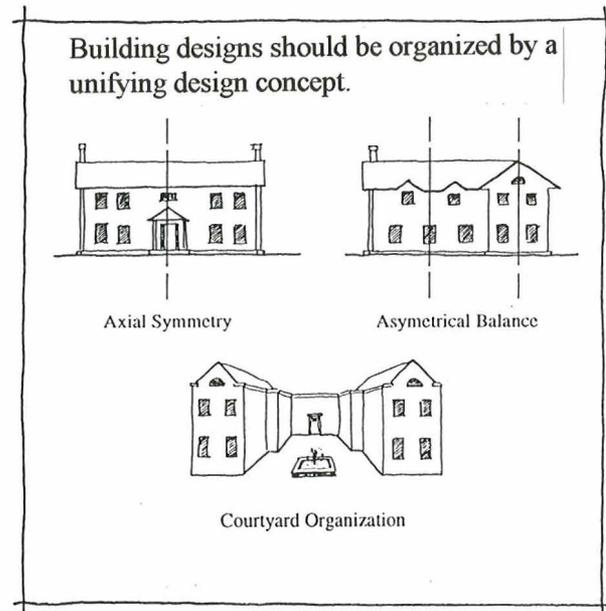
- Reflect natural topography. For instance, buildings should be designed to "step up" sloping grades to accommodate significant changes in elevation.
- Where neighboring buildings have responded to similar topographic conditions on their sites in a consistent and positive way, new residential buildings should consider similar treatment.

## ■ TOPIC

### UNIFYING DESIGN CONCEPT

## ■ INTENT

To unify and organize a building's architectural character and individual elements such as entries, windows, gardens, roofs, etc.



## ■ CHARACTERISTICS

All buildings should be visibly organized by a clear design concept. Example concepts include:

- **Axial Symmetry:** A formal organization which balances equal elements and features around a vertical plane common in classified revival and colonial style buildings.
- **Asymmetric Balance:** A dissimilar, yet harmonious composition of numerous similar or complementary forms. The composition reflects the local context, site conditions or building function.
- **Courtyard Organization:** Groupings of building elements to help clearly define usable outdoor spaces.
- **Major Architectural Element:** Focus around a strong architectural element like a porch, atrium, or a major entry.
- **Terracing:** Dividing a building into horizontal terraces that step down a steep slope can reduce the building's impact on the site and provide usable decks.
- **Environmental Response:** Basing the design on significant views, solar orientation, siting for usable outdoor spaces, etc.

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■ TOPIC

■ INTENT

■ CHARACTERISTICS

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COMPATIBILITY WITH  
NEIGHBORS

To enhance the character of an established neighborhood or street.

The project proponent should submit materials that document the existing architectural character of the street or area and define the aspects of the context which are most important. The project plans for the new residence should identify the ways the project incorporates these documented aspects.

Unless there is an overriding concern or a poorly defined context, new buildings should reflect the architectural character of surrounding buildings through a similar unifying design concept, similar proportions, scale and roof line, and/or similar architectural style and exterior finish materials.

ARCHITECTURAL  
CHARACTER

To continue the high quality and architectural interest of structures in Sunfish Lake.

Each structure should maintain an overall consistent and unified architectural theme.

Use a change of materials to enhance building features.

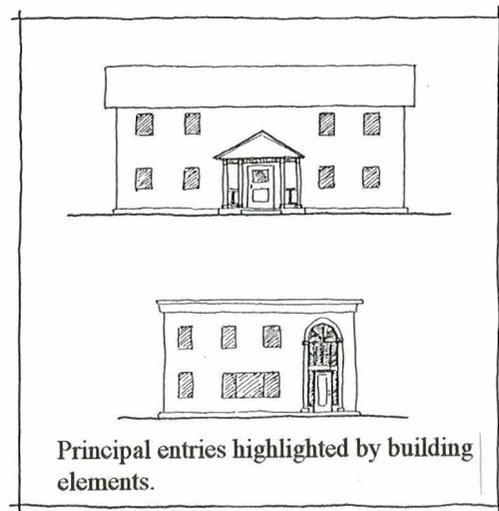
No buildings should have large areas of blank wall surfaces. Use architectural features and elements to enhance all building faces.

Building features may include some of the following:

- Setback of the upper floors and roof decks.

ENTRIES

To create an appealing entry experience to a building, providing for security and privacy.



- Strong corner feature like a turret or corner entry.
- Entry details like porches, recesses, and balconies.
- Occupiable spaces like bay and dormer windows.
- Window details like vertically proportioned window openings which are recessed into the face of the building and broken up with smaller panes of glass.
- Roof details like chimneys and deep roof overhangs.
- Gabled or hipped roofs, including nested roof lines.

All buildings should have a principal entry visible from the street or a marked and paved pathway.

Additional entry details may include:

- Building elements such as steps, overhead arbor, special fenestration, etc.
- A recess, porch or other protected exterior area that encourages human activity (resting, meeting, waiting, etc.).
- Pedestrian scaled lighting, bench, plantings, and distinctive architectural elements and details.

■ TOPIC

■ INTENT

■ CHARACTERISTICS

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EXTERIOR FINISH  
MATERIALS

To enhance the quality of buildings and the appearance of the neighborhood.

To encourage the use of durable building and finish materials, and to discourage the use of building materials with high life cycle costs.

Siding should reflect in texture and color typical Minnesota building patterns like wood siding and shingles, brick, stone and terra-cotta tile.

Concrete block walls should be enhanced with textured blocks and colored mortar, decorative bond pattern and/or incorporating other masonry materials.

Stucco and similar troweled finishes should be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods.

Buildings should be finished in tones and colors that complement the tones and colors of neighboring buildings.