

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
TITLE 10, CHAPTER 7, SECTION 2.D, TITLE 10, CHAPTER 8A, SECTION 2.D,
TITLE 10, CHAPTER 8B, SECTION 2.D, TITLE 10, CHAPTER 9A, SECTION
2.D, ELIMINATING THE REQUIREMENT FOR A CONDITIONAL USE
PERMIT TO EXCEED THE MAXIMUM AMOUNT OF IMPERVIOUS
SURFACE ON A PROPERTY**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

Section One. Amendment Sections 10-7-2D, 10-8A-2D, 10-8B-2D, and 10-9A-2D.

Impervious surface standards of the Inver Grove Heights City Code is hereby amended to add and remove the following:

D. Impervious Surface Standards:

MAXIMUM IMPERVIOUS SURFACE ALLOWED

Lot Size (In Sq. Ft. Unless Otherwise Indicated)	Maximum Allowed (Without CUP SWFMA) (Percentage Of Lot Area Unless Otherwise Indicated)	Additional Allowed With CUP-SWFMA
0 – 9,000	40%	10% of lot area
>9,000 – 12,500	35% but not less than 3,600 sq. ft.	10% of lot area
>12,500 – 17,000	30% but not less than 4,375 sq. ft.	10% of lot area
>17,000 – 25,000	25% but not less than 5,100 sq. ft.	10% of lot area
>25,000 – 1 acre	20% but not less than 6,250 sq. ft.	10% of lot area
>1 acre – 2.5 acres	15% but not less than 8,700 sq. ft.	10% of lot area
>2.5 acres – 5 acres	10% but not less than 16,335 sq. ft.	10% of lot area
>5 acres	43,560 sq. ft.	22,000 sq. ft.

1. Additional impervious surface may be allowed by ~~conditional use permit~~ a stormwater facilities maintenance agreement (SWFMA) as listed above, provided the following criteria are met:

a. A stormwater management system shall be constructed within the property (not within any public easements or right of way) that meets the best management practices design criteria as set forth in the northwest area ordinances and stormwater manual.

b. The stormwater management system, ~~and~~ grading plan (including necessary details for construction, showing proper location, material, size, grades and vegetation), ~~and erosion control plan~~ shall be approved by the engineering division prior to ground disturbance or installation of the facility.

c. The stormwater management system is considered a private system and the responsibility of maintenance is that of the owner.

d. The stormwater management design of the facility shall provide storage and treatment for the regulatory 100-year event volume as it relates to the additional impervious surface being considered. ~~with a conditional use application.~~

e. A stormwater facilities maintenance agreement that includes an operation and maintenance plan with annual reporting to the city shall be entered into between the applicant and city to address responsibilities and maintenance of the stormwater system.

f. An escrow or fee, to be determined by the city engineer, shall be submitted to the city with the stormwater management system submittal. The final amount and submittal process shall be determined by the city by the time the owners are ready to submit the stormwater management system and grading plan. Surety shall be provided to draft the SWFMA by the City Attorney and to ensure construction of the system according to the plans approved by the city engineer.

g. The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three foot (3') separation shall be maintained from seasonal high water levels and the bottom of any facility.

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

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

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk