

Section 513 – Demolition of Dwelling Units.

513.01. Demolition Permits in R-Zoned Districts. No permit shall be issued for the demolition of any structure containing a dwelling unit in any R-1-A, R-1-B, R-1-C, R-1-D, or R-1-E zoning district until the permit applicant has complied with the following:

a) The Applicant must submit an approved building permit application for the construction of a replacement structure containing one or more dwelling units including:

- 1) Four full-size site plans drawn to scale showing all existing buildings that will be demolished with setback distances to property lines and streets.
- 2) MPCA approval and permits (if applicable).
- 3) Watershed District Approval and Permit (if applicable).
- 4) Two copies of floor plans for the existing buildings for SAC credit determination.
- 5) Two copies of Soil Erosion Control Plan.
- 6) Two copies of De-watering disposal and discharge plans and permits (if applicable).
- 7) Two sets of Grading Plans.
- 8) Two sets of shoring plans (if applicable).
- 9) Two copies of dust control plan.
- 10) Two copies of existing sewer and water termination plans.
- 11) Two copies of soil tests.
- 12) Two copies of Hazardous Material Survey and removal plans for contaminated soil, lead paint, asbestos, fluorescent lamps, and PCB ballasts (if applicable).
- 13) Any other requirement mandated or imposed by local, state, or federal law, or otherwise reasonably required by City Staff.

b) Applicant must obtain all necessary Zoning Approvals for replacement structure prior to application for demolition permit.

513.03 Subdivision 1. As part of the permit application, Applicant shall agree to construct and complete the new residential structure in accordance with the separate building permit issued for such construction.

Subd. 2. If the separate building permit issued for construction of the new residential structure is revoked, terminates or expires before issuance of an occupancy certificate for such new residential structure the Applicant shall be in violation of this Ordinance and subject to the penalties specified in Section 513.05.

513.05. Failure to comply with the provisions of this section is a misdemeanor and is also subject to enforcement and penalties under the Administrative Citations provisions set forth in Section 355. The civil penalty for violation of this section under Section 355.05 is established as \$2,000.00. This civil penalty is subject to adjustment by the City Council pursuant to the provisions of Section 355.

513.07. Exceptions: Subdivision. 1. Buildings or structures exempt from permits by the building code are exempt from permit requirements for demolition.

Subd. 2. The City of Hopkins (“City”), the Housing and Redevelopment Authority in and for the City of Hopkins (the “HRA”), and those acting at their direction are exempt from the requirements of this section.

Subd. 3. Demolition performed in accordance with the terms of an approved Development Agreement with the City or the HRA is exempt from the requirements of this.

Subd. 4. An applicant seeking to demolish two structures containing dwelling units on separate adjoining lots need only submit an approved building permit application for the construction of a single replacement structure containing one or more dwelling units, provided the applicant has obtained prior approval for the combination of the two lots in accordance with the provisions of the City’s Code of Ordinances.

Subd. 5. This Section shall not apply to demolitions conducted pursuant to Minnesota Statutes Sections 463.15 to 463.26.

513.09. The provisions and requirements of this Section are in addition to those stated in Section 420, all of which shall continue to be applicable to the demolition of dwelling units. (Added by Ordinance 2010-1013, February , 2010)