DENMARK TOWNSHIP
WASHINGTON COUNTY, MINNESOTA
Ordinance No. 2026-__

AN ORDINANCE AMENDING THE DENMARK TOWNSHIP DEVELOPMENT CODE REGARDING BARNDOMINIUMS

The Board of Supervisors of the Town of Denmark ordains:

Article I. Definitions. Chapter One, Section 2 of the Denmark Township Development Code is amended as follows:

Barndominium: A post-frame structure that integrates residential living space with a personal garage or workshop space in the same general space under a unified roof system. The square footage of the garage space, which includes any associated workshop area, is comparatively larger than the square footage of the residential living space as compared to a more traditional residential structure with an attached garage. Only a structure that fully complies with the residential building code can be considered a barndominium. These structures are sometimes referred to as a shouse.

Article II. Accessory Structures. Chapter Two, Part 3, Section 1.2(2) of the Denmark Township Development Code is amended as follows:

(G) The total square footage of an attached garage shall not exceed 50% of the finished square footage of the residential dwelling to which it is attached.

(H) The total square footage of the garage space in a barndominium may exceed 50% of the finished square footage of the living space only in accordance with all of the following:

1. The total allowed square footage of accessory structure allowed for the property in the chart in Section 1.2(3)(B) below has not been fully utilized;

2. The total area of the garage space may only exceed 50% of the finished square footage of the living space to the extent of the unused accessory structure square footage allowed for the property;

3. The square footage of garage space that exceeds the 50% limit shall reduce the amount of square footage of accessory structure allowed on the property by the same amount;

4. In no case shall the total square footage of the garage space that exceeds the 50% limited, combined with the total square footage of all accessory structures on the property, exceed the total square footage of accessory structures allowed on the property; and

5. No barndominium that exceeds the 50% limit on attached garage space shall be constructed unless a certificate of compliance is first obtained from the Town. The certificate of compliance shall identify the total square footage of garage space that may exceed the 50% limit and the corresponding permanent reduction in total square footage of accessory structures allowed on the property.

Article II. Accessory Structures. Chapter Two, Part 3, Section 2 of the Denmark Township Development Code is amended by adding a new Section 2.52 as follows:

2.52. Barndominiums. A barndominium shall comply with all of the following standards.

(1) A barndominium shall be considered a principal residential use and shall be subject to all regulations applicable to a single-family residential structure including, but not limited to, complying with the Building Code.

(2) A barndominium shall be considered as having an attached garage, making the property ineligible for a detached garage under Chapter Two, Part 3, Section 1.2(3)(C).

(3) The conversion of an existing barn, shed, shop, garage, machine shed, pole building, post-frame building, or similar structure into a barndominium is prohibited.

(4) A barndominium shall be constructed as a new, integrated structure designed and permitted as a residential dwelling at the time of initial construction.

(5) A barndominium shall not be used for a commercial, industrial, agricultural, or class B home occupation use.

(6) If the garage area of a barndominium exceeds 50% of the finished square footage of the living space, then the following shall apply:

(a) A certificate of compliance shall be obtained from the Town before the structure is built;

(b) The total square footage of the garage space exceeding the 50% limit shall not exceed the total amount of unused accessory structure square footage allowed on the property; and

(c) The square footage of accessory structure area devoted to the garage space shall permanently reduce the total amount of accessory structure square footage available on the property.

(7) A barndominium shall be designed as a single, architecturally unified structure. The building shall exhibit coordinated massing, proportional relationships between the living area and garage area, and a continuous and intentionally designed roof system.

Exterior materials, fenestration patterns, trim, colors, and architectural details shall be consistent across all elevations and shall create the appearance of one principal residential building rather than a dwelling attached to, inserted within, or appended onto an agricultural, industrial, or storage structure.

(8) A barndominium shall not exhibit visually disjointed forms, abrupt changes in roof height or pitch, incompatible exterior materials, or other characteristics that create the appearance of multiple unrelated structures.

(9) The Zoning Administrator may require submission of architectural elevations, roof plans, building sections, and material samples to confirm compliance.

Article III. **Incorporation of Amendments**. The Town Attorney and Town Clerk-Treasurer are hereby authorized and directed to incorporate the amendments made by this ordinance, and any previous amendments that have not been incorporated, into the Development Code, including updating the table of contents and making non-substantive corrections as may be needed. Such updated document shall constitute the Town's official Denmark Township Development Code.

Article IV. Effective Date. This ordinance shall be effective upon the first day of publication after adoption.

Adopted on the __ day of _____ 2026.

BY THE TOWN BOARD

_____
John Strohfus, Chairperson

Attest:_____
Jessica Maurer, Clerk-Treasurer

New material is shown in double underlining and deleted material is shown in strikeout.