

SECTION 8 – GENERAL RURAL DISTRICT

SUBDIVISION 8.01: PURPOSE.

The purpose of the General Rural District is to provide locations for agriculture, agriculturally-related development, and housing on lots without public sewer or water services.

SUBDIVISION 8.02: PERMITTED USES.

Agriculture and farm-related buildings

Single Family Homes

Parks and open space areas, public wildlife refuges, and forest preserves

Unless further restricted in a conservation easement, open spaces can be used for the following:

- Conservation uses (i.e. woodland, wetland, and prairie restorations);
- Agricultural cropland and pasture, with the exception of animal feedlots;
- Public utilities and easements (not to include antennas or towers);
- Stormwater and erosion control systems;
- On site sewage collection and treatment systems; and
- Recreational and Non-commercial uses such as:
 - Common Land Use (trails, gardens, playgrounds, etc.)
 - Common Structures (picnic shelters, restored barns, etc.)

Open space uses shall be limited to natural and recreational uses and shall not conflict with the intent of the Agricultural Zoning District and the Comprehensive Land Use Plan as determined by the Planning Commission.

Kennels, Private

Housing, With Services as defined herein

Housing, Child Care Center, Single Family as defined herein Housing, Group Family Daycare as defined herein

SUBDIVISION 8.03: CONDITIONAL USES.

Land in the General Rural District may be used for any of the following purposes upon the issuance of a Conditional Use Permit. Refer to 16 for additional Conditional Use Permit requirements.

Second farm-related dwelling

Farm-related businesses on unplatted parcels 10 acres in size or larger

Riding academies, boarding stables, stables and similar uses on unplatted parcels 10 acres in size or larger

Kennels, Commercial on unplatted parcels 10 acres in size or larger

Permanent municipal, township, or county structures or uses of land except roads and their appurtenances and drainage systems established pursuant to Minn. Stat. Ch. 103E, trails, picnic shelters and playground equipment

Temporary uses by a township, city, county, or state

Commercial daycare

Private Communication Towers up to 175 feet in height (See Section 17, Telecommunications Towers and Facilities) *Ordinance 2018-01; December 14, 2018*

Historical sites and activities as recognized by the State Historical Society

Cemeteries

Occasional special events

Religious Institutions

Farm-related bunkhouse for temporary seasonal residence

Personal Storage Structures

Organized group camps on unplatted parcels 10 acres in size or larger

Ordinance 2016-03; May 24, 2016

SUBDIVISION 8.04: INTERIM USES.

Interim uses are uses allowed on the property for a limited period of time provided conditions for the use are met. The review and approval process for interim uses shall follow the process used for conditional uses. A permit may be granted for an interim use of a property if:

- A. the use conforms to the zoning regulations;
- B. the date or event that will terminate the use can be identified with certainty;
- C. permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
- D. the user agrees to any conditions that the governing body deems appropriate for permission of the use.

Any interim use may be terminated by a change in zoning regulations.

SUBDIVISION 8.05: ACCESSORY USES.

Private Garages

Home Occupations operated within the primary dwelling unit

Solar Energy Systems - Accessory

Platted or Unplatted:

Side Setback:	20* feet
Rear Setback:	25 feet
Side or rear from Sherburne County National Wildlife Refuge:	100 feet
County Ditch (from top of ditch bank)	50 feet
Pipeline Easement / Right of Way:	50 feet

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

* Property owner may reduce setback with submittal of a registered land survey showing the proposed building location and staking for inspection of both the property line and proposed building location. Minimum setback when meeting the above requirement is 10 feet.

Ordinance 2018-01; December 14, 2018

5. Maximum Building Heights:

Dwellings:	25 Feet in shoreland or 35 Feet elsewhere
Agricultural Buildings:	No Restriction
Others:	35 Feet

SUBDIVISION 8.07. ROAD INTERSECTIONS / HIGHWAY ACCESSES.

Road intersections and highway accesses shall conform to the Becker Township or Sherburne County Transportation Plan as determined by the jurisdiction of the roadway the property access abuts.

SUBDIVISION 8.08: ACCESS REQUIREMENTS.

1. The location of any new driveway from a public road shall require approval by the Township Engineer.
2. The relocation of an existing driveway must receive written approval by the Township Engineer.
3. All Accesses must comply with Township Location and Engineering Standards.

4. An Access Permit is required for all new, relocated, or reconstructed accesses prior to construction.

Ordinance 2010-01; November 23, 2010