

## SECTION 7 – AGRICULTURAL DISTRICT

### SUBDIVISION 7.01: PURPOSE.

The purpose of the Agricultural District is to preserve for farming those locations that have soils which, when properly managed, are capable of high crop yields, to prevent scattered non-farm growth, and to protect from deleterious influences those farm locations that have high investments in buildings, equipment or irrigation, and to stabilize increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools.

### SUBDIVISION 7.02: PERMITTED USES.

Agriculture, including the principal farm dwelling and agricultural buildings

Single Family Homes

Stands for the sale of agricultural products provided at least one half of said products are raised on the premises

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:
  - i. Common Land Use (trails, gardens, playgrounds, etc.)
  - ii. 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.

## SUBDIVISION 7.03: CONDITIONAL USES.

Land in the Agricultural District may be used for any of the following purposes only with the issuance of a Conditional Use Permit. Refer to Section 16 for additional Conditional Use Permit requirements.

Feedlots

Second farm-related dwelling Farm-related businesses

Home business in an accessory building that meets the criteria established in Section 16: Riding academies, boarding stables, stables and similar uses

Kennels, Commercial

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

Historical sites and activities as recognized by the State Historical Society

Cemeteries

Aquaculture

Retail Nursery

Occasional special events

Recreational activities

Grading, excavating or filling of 1,000 to 10,000 cubic yards

School bus storage and service

Aircraft landing strip, private

Aircraft landing strip, public

Game refuge, private

Shooting range, trap range, skeet range

Religious Institutions

Private Communication Towers up to 200 feet in height (See Section 17 , Telecommunications Towers and Facilities) *Ordinance 2018-01; December 14, 2018*

Commercial Communication Towers and Antennas over 200 feet in height (See Section 17, Telecommunications Towers and Facilities)

Farm-related bunkhouse for temporary seasonal residence

Commercial Seasonal Storage in a building in existence on the date this Ordinance went into effect

Windpower Management

Organized group camps

Solar Farms *Ordinance 2015-01; January 22, 2016*

Boarding house *Ordinance 2016-03; May 24, 2016*

Group Home *Ordinance 2016-03; May 24, 2016*

Personal Storage Structures *Ordinance 2016-03; May 24, 2016*

#### SUBDIVISION 7.05: 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.
- E. Grading, extraction or filling of 1,000 to 10,000 cubic yards per permitted operation (see Performance Standards for additional restrictions and conditions)

*Ordinance 2015-02; February 24, 2015*

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

#### SUBDIVISION 7.06: ACCESSORY USES.

- 1. Private Garages
- 2. Home Occupations operated within the primary dwelling unit that meets the criteria established in Section 16
- 3. Solar Energy Systems - Accessory

#### SUBDIVISION 7.07: DIMENSIONAL REGULATIONS (ALL DIMENSIONS ARE MEASURED IN FEET).

1. Minimum Lot Sizes One Lot in each Quarter/Quarter Section according to the United States Public Land Survey, or one Lot in each tract ranging between 38 and 42 contiguous acres, whichever is smaller.

In the Agricultural District when a portion of a property is platted and rezoned for either Commercial or Industrial use, the remaining property need not be platted so long as the remaining property remains zoned for Agricultural use and is held as one contiguous parcel of at least twenty (20) acres.

2. Housing Density 1 single family residence per lot
3. Minimum Setbacks, Principal or Accessory Structures:

a. Unplatted Parcels

Front, from centerline:

Township Road:	100 feet
County Road:	100 feet
County State-Aid Highway:	130 feet
Highway 25:	150 feet
Highway 10:	200 feet from centerline of closest traveled lane or 80 feet from centerline of service road, whichever is greater

Side or rear, unplatted parcels abutting

Agricultural land:	50 feet
Side:	20 feet*
Rear:	25 feet, if lot is 5 acres or less and does not abut agricultural land
Side or rear from Sherburne County National Wildlife Refuge:	100 feet
County Ditch (from top of ditch bank):	50 feet

\*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*

b. Platted Parcels

Front, Platted Lots (from right of way):

Township Road:	67 feet
County Road:	50 feet
County State Aid Highway:	70 feet

Highway 25:	80 feet
Highway 10:	100 feet
Interior Side:	20* feet
Side or rear:	25 feet, if not abutting agricultural land
Side or rear, non-farm housing abutting agricultural land (if platted after June 6, 1995):	250 feet
Side or rear, accessory structures abutting agricultural land:	50 feet
Side or rear from Sherburne 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*

At the time a permit is required for any purpose on a non-conforming lot of record which abuts another lot or lots under the same ownership, the lot of record must be combined with such other lot or lots to the extent that all non-conforming features are brought into compliance with this Ordinance.

#### SUBDIVISION 7.08: ACCESS REQUIREMENTS.

1. The location of any 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*