

SECTION 51

A-1, AGRICULTURAL-RURAL SERVICE DISTRICT

Section

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20-51-1: **PURPOSE:** The A-1, Agricultural-Rural Service District is established for the purpose of preserving, promoting, maintaining and enhancing the use of land for commercial agricultural purposes, to prevent scattered and leap-frog urbanization and non-farm growth, to protect and preserve natural resource areas, and to stabilize increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools. The A-1 Agricultural District is further intended to govern and implement the Rural Service District as established by the Comprehensive Plan.

20-51-2: **PERMITTED USES:** Subject to applicable provisions of this Chapter, the following are permitted uses in an A-1 District:

- ¹⁷ A. Farms, farmsteads, farming and agricultural related buildings and structures subject to Minnesota Pollution Control Standards, but not including animal feedlots or other commercial operations.
- B. Hobby farms.
- C. Public parks, playgrounds, recreational uses, wildlife areas and game refuges.
- D. Forestry, nurseries, greenhouses, and tree farms, excluding retail sales.
- E. Single family detached dwellings at a density of not more than one (1) dwelling unit per quarter-quarter section located on limited agricultural production land.
- ⁶² F. Reserved.
- G. Residential care facilities serving six (6) or fewer persons.

H. Temporary seasonal stands for the sale of agricultural products restricted to farms as regulated by Section 20-26-8 of this Chapter.

I. Essential services as regulated by Section 32 of this Chapter.

¹⁸ J. Personal wireless service antennas located upon a public structure, as regulated by Section 33 of this Chapter.

20-51-3: **INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in the A-1 District and are governed by Section 5 of this Chapter.

A. Mobile homes (temporary) as regulated by Section 20-26-5 of this Chapter.

B. Extended home business as regulated by Section 29 of this Chapter.

³³ C. Non-farm related seasonal produce sales as a principal use provided that:

1. Retail produce sales may only be conducted on the subject site between April 1st and October 31st of any given year.
2. The sales area devoted to produce not grown on the subject site shall be limited to not more than ten (10) percent of the gross floor area of the principal use.
3. The area devoted retail sales of non-produce goods shall be limited to not more than five (5) percent of the gross floor area of the principal use.
4. Municipal sanitary sewer and water service is not presently available to the subject site.
5. The use has frontage to an arterial or collector street and direct access from a paved City street.
6. Adequate off-street parking space and surface is provided and no parking related to such sales occurs on the public right-of-way.
7. Signs.
 - a. Are located only on the subject site and are not more than one hundred (100) feet from the point of sale.
 - b. Are limited to no more than two (2) structures totaling not more than sixteen (16) square feet.
 - c. Are erected and removed daily and are not to be displayed at times when the sales operation is closed.

- 58 D. Excavation for transport or importation of fill operations of more than fifty (50) cubic yards not related to an approved subdivision or site plan, provided that:
1. The use will be in compliance with the provisions of Section 23 and 24 of this Chapter and other provisions of the City Code.
 2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
 - a. The quantity of material to be removed and the plan of operation
 - b. Compatibility with present and future land uses in the area.
 - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.

20-51-4: **ACCESSORY USES:** Subject to applicable provisions of this Chapter, the following are permitted accessory uses in the A-1 District:

- A. Operation and storage of such vehicles, equipment and machinery which are incidental and customary to permitted or conditional uses allowed in this district.
- B. Home occupations as regulated by Section 28 of this Chapter.
- C. Private recreational vehicles and equipment.
- 58, 62 D. In home day care serving fourteen (14) or fewer persons in a single family detached dwelling.
- E. Tool houses, sheds and similar buildings for storage of domestic and farm supplies and non-commercial recreational equipment.
- F. Private garages, parking spaces and car ports for licensed and operable passenger cars and trucks.
- G. Fences.
- 18 H. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 33 of this Chapter.

- 20-51-5: **CONDITIONAL USES:** Subject to applicable provisions of this Chapter, the following are conditional uses allowed in an A-1 District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 4 of this Chapter.)
- A. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:
 - 1. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Section 16 of this Chapter.
 - 2. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.
 - B. Commercial riding stables, dog kennels, animal hospitals with overnight care and similar uses provided that:
 - 1. The provisions of Section 27 of this Chapter are considered and determined to be satisfied.
 - 2. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.
 - C. Cemeteries, provided that:
 - 1. The site accesses on a major collector.
 - 2. The site is landscaped in accordance with Section 16 of this Chapter.
 - 3. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.
 - D. Mining, sand and gravel extraction, land reclamation and alteration provided that:
 - 1. The use will be in compliance with the provisions of Sections 24 and 25 of this Chapter or other applicable provisions of the City Code.
 - 2. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.
 - E. Commercial outdoor recreation provided that:
 - 1. The land upon which such use is to be located is marginal in terms of agricultural production.
 - 2. The use will not negatively impact neighboring farming operations or residential uses.

3. The potential traffic generated by such use can be adequately accommodated (both volume and weight) upon the City streets serving the property upon which the use is located.
4. Adequate, improved off-street parking is provided.
5. The amount of land devoted to buildings is minimized to the extent possible but in no case shall exceed five (5) percent of the lot area up to a maximum of four thousand (4,000) square feet.
6. An adequate septic system and well can be established on the site and which, if the use is approved, shall be subject to applicable provisions of the City Code.
7. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

41 F. Residential lot sizes larger than two and one-half (2-1/2) acres for lots of record and preliminary platted lots established prior to October 14, 2002, provided that:

1. All other applicable provisions of Section 20-51-8.A of this Chapter are met.
2. The lot size expansion is the result of:
 - a. Existing buildings occupying an area larger than the lot size minimum.
 - b. The land involved in the subdivision is non-tillable and marginal for use in agricultural production.
3. In no case shall the lot area exceed ten (10) acres.
4. The provisions of Section 20-4-2.F of this Chapter are considered and satisfactorily met.

1/4 G. Single family residential development rights may be transferred to property under the same ownership for the purpose of preserving productive farmlands provided that:

1. All single family lots resulting from the transfer conform to the minimum standards established for the A-1 District with regards to lot area, dimensions, setbacks and frontage on a public road.
2. Single family residential lots are clustered or grouped in a contiguous fashion, except in cases where such clusters may disrupt agricultural activities as determined by the City Council.

3. The quarter-quarter section or contiguous 40 acres from which the development rights are transferred have frontage on a public road.
4. Each quarter-quarter section or contiguous 40 acres shall contain no more than one (1) cluster or grouping of single family residential lots.
5. The cluster or grouping of single family residential lots does not adversely affect the adjacent properties.
6. If a quarter-quarter section or contiguous 40 acres does not have frontage on a public road, but is part of a larger parcel which does have frontage on a public road, then the residential development rights of said quarter-quarter section or contiguous 40 acres may be transferred to the parcel which has public road frontage.
7. A deed restriction shall be placed upon the quarter-quarter section or contiguous 40 acres from which the development rights have been transferred to prohibit additional development.
8. The average density of one (1) dwelling unit per forty (40) acres is maintained over the area affected by the transfer.
9. The purpose of allowing such transfers is to preserve productive farmlands, and the Planning Commission shall consider the effects and advisability of the transfer(s) on the environment, the surrounding neighborhood and nearby farm operations during its deliberation.
10. The single family residential lots are capable of accommodating a private well and septic system.
11. The division is processed according to the City's Subdivision Ordinance.
12. The provisions of Section 20-4-2.F of this Chapter are considered and are determined to be satisfied.

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- I. Personal wireless service towers and antennas not located on a public structure as regulated by Section 33 of this Chapter.

20-51-6: **LOT AREA, DENSITY, AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an A-1 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

41 A. Lot Area Requirements:

		<u>Lots of Record and Preliminary Platted Lots Established Prior To October 14, 2002</u>	<u>Lots of Record After October 14, 2002</u>
1.	Minimum Lot Area:	1 acre	20 acres
2.	Maximum Lot Area:	2.5 acres	None
3.	Minimum Lot Width:	150 feet	450 feet
4.	Minimum Lot Depth:	150 feet	None

1 B. Density: Not greater than one (1) dwelling per 40 acres.

77 C. Principal Structure Setbacks:

1.	Front Yard:		<u>Setbacks From Centerline</u>	<u>Setbacks From Right of-Way Lines</u>
	a.	Arterial/Major Collector Street:	130 feet	65 feet
	b.	Local Street:	65 feet	35 feet
2.	Side Yard:			
	a.	Interior:	Ten (10) feet.	
	b.	Corner:	As required for front yard.	
3.	Rear Yard:			
	a.	Interior:	Fifty (50) feet.	
	b.	Through lot:	As required for front yard.	

D. Accessory Structure Setbacks as regulated by Section 20-16-4 of this Chapter.

20-51-7: **BUILDING HEIGHT:** The following minimum requirements shall be observed in an A-1 District, subject to additional requirements, exceptions, and modifications set forth in this Chapter.

- A. The maximum height of all principal buildings shall not exceed two and one-half (2-1/2) stories or forty-five (45) feet.
- B. Accessory structures shall be governed by Section 20-16-4 of this Chapter.

⁴¹20-51-8: **QUARTER-QUARTER RESIDENTIAL DIVISIONS:** In a complete quarter-quarter section which contains no dwellings, one parcel may be subdivided, "the division" to be used as a residential site provided that:

- A. The division shall conform to all the lot area, density, and setback requirements of Section 20-51-6 of this Chapter.
- B. A deed restriction shall be placed upon parcels that have exercised development rights to prohibit additional subdivision, unless it is rezoned.
- C. The initial quarter-quarter section is under common ownership.
- D. The division is processed in accordance with the City's Subdivision Ordinance.
- E. The site is capable of accommodating a private well and septic system.