

SECTION 52

A-2, AGRICULTURAL-LONG RANGE URBAN SERVICE DISTRICT (GENERAL)

Section

- 20-52-1: Purpose
- 20-52-2: Permitted Uses
- 20-52-3: Interim Uses
- 20-52-4: Accessory Uses
- 20-52-5: Conditional Uses
- 20-52-6: Lot Area, Density, and Setback Requirements
- 20-52-7: Building Height

20-52-1: **PURPOSE:** The purpose of the A-2 District is to provide suitable areas of the City to be retained and utilized for low density residential, open space, and/or agricultural uses and to prevent rapid urbanization and provide economy in public expenditures. The A-2 District is further intended to govern and implement the Long Range Urban Service Area of the City as defined by the Comprehensive Plan.

20-52-2: **PERMITTED USES:** Subject to applicable provisions of this Chapter, the following are permitted uses in the A-2 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 four (4) dwelling units per forty (40) acres of land.
- 62 F. Reserved.
- G. Residential care facilities serving six (6) or fewer persons.
- H. Essential services.
- 18 I. Personal wireless service antennas located upon a public structure, as regulated by Section 33 of this Chapter.

20-52-3: **INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in the A-2 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.

⁵⁸ C. Excavation for transport or importation of fill 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.

⁷³ D. Farm wineries with tasting rooms.

20-52-4: **ACCESSORY USES:** Subject to applicable provisions of this Chapter, the following are permitted accessory uses in the A-2 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.

20-52-5: **CONDITIONAL USES:** Subject to applicable provisions of this Chapter, the following are conditional uses allowed in an A-2 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 outdoor recreational areas including golf courses and country clubs, swimming pools and similar facilities provided that:

1. The principal use, function or activity is open, outdoor in character.
2. Not more than five (5) percent of the land area up to a maximum of four thousand (4,000) square feet of the site shall be covered by buildings or structures.
3. The use will not negatively impact abutting or neighboring existing or potential residential uses.
4. When abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Section 16 of this Chapter.
5. The traffic generated by the use can be adequately accommodated (both volume and weight) upon the City streets serving the property upon which the use is located.
6. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

C. Cemeteries, provided that:

1. At minimum, 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 23 and 24 of this Chapter and 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. Temporary seasonal sales of products proposed on site (farms only) as regulated by Section 20-26-8 of this Chapter.

¹ F. Residential development density rights may be transferred to property under the same ownership for the purpose of preserving productive farmlands provided that:

1. Lots conform to the minimum standards established for the A-2 District.

2. The parcels are clustered in a contiguous fashion, except in cases where such clusters may disrupt agricultural activities.

3. Each cluster shall not contain more than eight (8) residential parcels.

4. The cluster does not adversely affect the adjacent properties.

5. A deed restriction shall be placed upon the parcels from which the development rights have been transferred to prohibit additional development.

6. The average density of four (4) dwelling units per forty (40) acres is maintained over the area affected.

7. 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.

8. The sites are capable of accommodating a private well and septic system.

9. The division is processed according to the City's Subdivision Ordinance.

10. The provisions of Section 20-4-2.F. of this Ordinance are considered and satisfactorily met.

- 18 G. Personal wireless service towers and antennas not located on a public structure as regulated by Section 33 of this Chapter.
- 41 H. Residential lot sizes less than twenty (20) acres in area and less than four hundred fifty (450) feet in width for lots established after October 14, 2002, provided that:
1. All other applicable requirements of Section 20-52-6 of this Chapter are complied with.
 2. A concept plan utilizing all development rights allowed by Section 20-52-6.B of this Chapter is submitted and recorded with the subdivision.
 3. Lots are to be clustered and the overall subdivision designed in such a manner so as to provide for logical future street and utility extensions.
 4. No lot shall be less than one (1) acre in size or 150 feet in width.
 5. The maximum lot size for clustered lots in the Urban Service Reserve Area shall be two and one-half (2.5) acres except if one of the following conditions is met:
 - a. Topography, soils, wetlands, or other natural features dictate a larger minimum lot area.
 - b. The location of existing buildings cannot be fully accommodated in compliance with applicable setback requirements of Section 20-52-6.C of this Chapter.
 - c. One (1) development right as allowed by Section 20-52-6.B of this Chapter is used for a dwelling located on the parent parcel outside of the residential cluster.
 6. A resubdivision plan for future division of each lot with availability of municipal sanitary sewer service is submitted and recorded on the deed for each lot. Principal and accessory buildings shall be located on each lot in conformance with all present and future setback requirements based on the resubdivision plan.
 7. A deed restriction is placed on the parcel exercising development rights and all subdivided lots to prohibit additional subdivision unless it conforms to applicable zoning district requirements.
 8. Each lot is capable of accommodating a private well and septic system.
 9. The provisions of Section 20-4-2.F of this Chapter are considered and satisfactorily met.

- I. State licensed medical cannabis production facilities, provided that:
 1. The facility shall be licensed by the State of Minnesota as a Medical Cannabis Manufacturer and shall be developed and operated in accordance with Minnesota Rules Chapter 4770, as may be amended.
 2. The use shall not include a distribution facility for medical cannabis as defined by Minnesota Rules Chapter 4770.0200 Subp. 13, as may be amended.
 3. The traffic generated by the proposed use can be adequately accommodated (both volume and weight) by the streets accessing the property upon which the use is located.
 4. The principal building shall be constructed with exterior materials as required for uses developed in industrial districts established in Section 17 of this Chapter.
 5. All fencing shall comply with the requirements of Section 20-19-4 of this Chapter.
 6. The site shall be landscaped and screened in accordance with Section 19 of the Zoning Ordinance.
 7. All exterior lighting shall comply with the requirements of Section 20-16-16 of this Chapter applicable to industrial uses.
 8. Any odor emissions shall be within the limits established by Section 20-16-13 of this Chapter.
 9. The use shall have adequate sewage disposal facilities in accordance with Section 20-16-11 of this Chapter or Section 6-1-3 of the City Code, as may be applicable.
 10. All off-street parking areas and drive aisles shall be constructed in accordance with the design and construction standards of Chapter 21 of this Chapter.
 11. All loading areas shall be constructed in accordance with the design and construction standards of Chapter 21 of this Chapter.
 12. All signs shall comply with the provisions of Section 37 of this Chapter.
 13. The use shall not include any outdoor storage.

20-52-6: **LOT AREA, DENSITY, AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an A-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter.

41 A. Lot Area Requirements:

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

1 B. Density: Not greater than one (1) dwelling unit per ten (10) acres subject to the following:

1. Previously Undivided Quarter-Quarter Sections: In a complete quarter-quarter section, four (4) parcels may be subdivided, the divisions to be used for residential or hobby farm uses, provided that:
 - a. Lots conform to the minimum standards established for the A-2 Zoning District.
 - b. The division covers all lands within the section.
 - c. A deed restriction shall be placed upon the section which is exercising development rights to prohibit additional subdivision, unless it conforms to applicable zoning district requirements.
 - d. The initial quarter-quarter section is under common ownership.
 - e. The division is processed according to the City's Subdivision Ordinance.
 - f. The sites are capable of accommodating a private well and septic system.
2. Quarter-quarter sections containing lots of record as defined by Section 20-2-2 of this Chapter, established prior to 1 July 1992, provided that:
 - a. Lots conform to the minimum standards established for the A-2 Zoning District.
 - b. A deed restriction shall be placed upon any new parcels which are exercising development rights to prohibit additional subdivision, unless it is conforming to applicable zoning district requirements.

- c. The division is processed according to the City's Subdivision Ordinance.
- d. The sites are capable of accommodating a private well and septic system.

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.

20-52-7: **BUILDING HEIGHT:** The following minimum requirements shall be observed in an A-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

- A. The maximum height of 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.