

**SECTION 1043 – AG, AGRICULTURAL DISTRICT**

SECTION

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**1043.01: PURPOSE:** The Agricultural Zoning District is established for the purpose of preserving and maintaining the use of land for agricultural purposes, to prevent scattered and disorderly urbanization, and to protect and preserve natural resources.

In areas of the City where municipal sewer and water are available or planned, the purpose of the Agricultural District is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, and services as specified above.

**1043.02: PERMITTED USES:** The following are permitted uses in an AG District:

**Subd. 1.** Agriculture, farms, nursery farms, greenhouses for growing only, landscape gardening, including sale of products only grown on premises.

**Subd. 2.** Single family detached dwellings.

**Subd. 3.** Day care facilities serving twelve (12) or fewer persons in a single family detached dwelling.

**Subd. 4.** State Licensed Residential facility serving six (6) or fewer persons in a single family detached dwelling.

**Subd. 5.** Essential services, not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 1024 (Essential Services) of this Ordinance.

**Subd. 7.** Golf courses, archery ranges, ski clubs, and other private recreational land uses of a similar nature.

**Subd. 8.** Facilities for flood and erosion control.

**Subd. 9.** Municipal buildings, utility stations, facilities and equipment.

**Subd. 10.** Personal wireless service antennas located upon a public structure or existing tower, as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 12.** Recreation, Public.

**1043.03: ACCESSORY USES:** The following are permitted accessory uses in an AG District:

**Subd. 1.** Accessory uses incidental and customary to the uses allowed as permitted, conditional, interim, and administrative permit in this Section.

**Subd. 2.** Accessory radio and television receiving antennas including single satellite dish TVRO's two (2) meters or less in diameter, 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 1019 (Antennas) of this Ordinance.

**Subd. 3.** Administrative offices, meeting rooms, classroom, and food preparation and service areas in private and public recreational facilities, and the uses of which are incidental and directly related to the primary use.

**Subd. 4.** Keeping of animals subject to City Code Section 1021 (Animals).

**Subd. 5.** Boarding or renting of rooms to not more than two (2) individuals per dwelling unit provided:

1. The boarding facilities providing rooms do not create the need of more than two (2) off-street parking spaces. Said spaces shall be provided within the driveway of the principal structure.
2. Separate cooking facilities shall not be provided to accommodate boarding or renting of rooms.

**Subd. 6.** Fences as regulated by Section 1025 (Fences) of this Ordinance.

**Subd. 7.** Garage, private (residential), off-street parking and off-street loading as regulated by Section 1020 (Accessory Buildings, Structures and Uses) of this Ordinance.

**Subd. 8.** Permitted home occupations and home offices as regulated by Section 1009 (Home Occupations) of this Ordinance.

**Subd. 9.** House pet enclosure provided it is screened from view of adjacent properties and right-of-way and is located in a rear or side yard at least ten (10) feet from a property line.

**Subd. 10.** Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.

**Subd. 11.** Recreational vehicles and equipment parking and storage as regulated by Section 1034 (Recreational Vehicles, Equipment and Uses) of this Ordinance.

**Subd. 12.** Signs as regulated by City Code Chapter 1300 (Signs).

**Subd. 13.** Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

**1043.04: USES BY ADMINISTRATIVE PERMIT:** Subject to the applicable provisions of this Section, performance standards established by this Ordinance, and processing requirements of Section 1003 (Administrative Permits) of this Ordinance, the following are uses allowed in an AG District by administrative permit as may be issued by the Zoning Administrator:

**Subd. 1.** Antennas located upon a public structure or existing tower as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 2.** Essential services requiring a permit from the City Engineer as provided by Section 1024 (Essential Services) of this Ordinance.

**Subd. 3.** Land filling and land excavation/grading operations (50 to 250 cubic yards of material), except mining, as regulated by Section 1026 (Grading, Filling and Excavating) of this Ordinance.

**Subd. 4.** Outside, above ground storage facilities for fuels used for heating purposes, or for motor fuel dispensing purposes related to an approved principal use, but not for sale. Such facilities shall be limited to liquefied petroleum and propane gas used for standby heating and to equipment used for dispensing such gaseous fuels to vehicles and containers, which are used in conjunction with the allowed principal use. The location and design of such facilities for new developments shall be included with the site plan submitted for review and approval as required by this Ordinance. The location and design of such facilities for existing developments in all cases shall be subject to the approval of the Zoning Administrator and the following criteria:

1. The design, construction, and location of the equipment must comply with State and City codes including appropriate National Fire Protection Association specifications, Minnesota Uniform Fire Code requirements and manufacturer's specifications.
2. An accurate site plan for the development based upon a certified survey, shall be submitted showing to scale, the location of the storage equipment, including any fencing and landscaping relating to the safety and screening of the equipment.
3. Solid wall enclosures should not be used to assure that fire hose streams can be directed onto the storage equipment with minimal obstruction.
4. Equipment must be located so as not to obstruct approved parking spaces, driving aisles, fire lanes, utility easements, or required building ingress or egress points.
5. No signage shall be permitted, other than required safety information, product identification, product hazards, and operation instructions. For the purpose of this section, "signage" includes words, graphics, logos, and symbols.

**Subd. 5.** Temporary mobile towers for personal wireless service antennas.

**Subd. 6.** Temporary Structures and uses as regulated by Section 1012 (Temporary Uses) of this Ordinance.

**Subd. 7.** Temporary Uses as permitted by this Ordinance.

**1043:05: CONDITIONAL USES:**

**Subd. 1.** Antennas not located on a public structure or existing tower, as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 2.** Single satellite dish TVRO's greater than two (2) meters in diameter subject to the requirements of Section 1022 (Antennas) of this Ordinance.

**Subd. 3.** Cemeteries or memorial gardens provided that:

1. The use is public or semi-public.
2. The use meets the minimum setback requirements for principal structures.

**Subd. 4.** Conditional home occupations and home offices as regulated by Section 1009 (Home Occupations) of this Ordinance.

**Subd. 5.** Essential services requiring a conditional use permit pursuant to Section 1024 (Essential Services) of this Ordinance.

**Subd. 6.** Essential service structures as defined by Section 1024 (Essential Services) of this Ordinance, necessary for the health, safety and general welfare of the City, excluding public works type facilities and uses, provided that:

1. Equipment is completely enclosed in a permanent structure with no outside storage.

**Subd. 7.** Recreational Field, Structure or Building.

**1043.06: INTERIM USES:** Subject to the applicable provisions of this Section, the following are interim uses in the AG District and are further governed by Section 1010 (Interim Use Permits) of this Ordinance.

**Subd. 1.** Kennels, Commercial, as a secondary use.

**Subd. 2.** Land filling and land excavation/grading operations, (250 cubic yards or more), including mining as regulated by Section 1026 (Grading, Filling and Excavating) of this Ordinance.

**1043.07: LOT AREA, HEIGHT AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an AG District subject to additional requirements, exceptions and modifications set forth in this Ordinance: (Ord. 2004-19, 8/11/04; Ord. 2006-08, 5/10/06).

**Subd. 1.** Shoreland Requirements.

<b>Maximum Impervious Surface Coverage</b>	25%
<b>Minimum Setbacks:</b>	
Lakeshore – General Development	50 feet
Lakeshore – Recreational Development	75 feet
Lakeshore – Natural Environment	150 feet
River – Agricultural River (Elk River)	50 feet for structures w/ public sewer and water 100 feet for structures w/ septic systems 100 feet for septic system setback
River – Forested River (St. Francis & Snake Rivers)	150 feet
Bluff, top of bluff	30 feet
Wetland Setback & Buffer:	30 feet (from delineated boundary)
Arterial Road:	50 feet (from right-of-way line)
Collector Road:	45 feet (from right-of-way line)
Railroad Setback:	100 feet (from right-of-way line)
Residential Driveway Setback:	5 feet (minimum) from property line

1. When located on a lot with lake or river frontage, a non-water orientated use or structure setback must be double the distance indicated above (see section 1065.04, subd. 2. General Zoning Provisions).

**Subd. 2.** Single Family Dwellings.

Minimum Lot Area:	5 acres
Minimum Lot Width:	500 feet
Maximum Height Principal Structure:	35 feet (25 in Shoreland Districts)
Principal Structure Setbacks: Front:	50 feet
Side:	20 feet
Rear:	30 feet

**Subd. 3.** Accessory Structures.

Maximum Height Accessory Structure:	17 feet
Accessory Structure Setbacks: Front:	Not permitted in front yard
Side:	5 feet
Rear:	5 feet

**Subd. 4.** Other Uses.

Minimum Lot Area:	20 acres
Minimum Lot Width:	500 feet
Maximum Height Principal Structure:	35 feet
Principal Structure Setbacks: Front:	100 feet (or as specifically identified)
Side:	50 feet (or as specifically identified)
Rear:	40 feet (or as specifically identified)

**1043.08: DENSITY:** The maximum density within the RFD District shall be one (1) dwelling unit per quarter/quarter section.

**1043.09: 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:

**Subd. 1.** The division shall meet the minimum lot and yard requirements of this Section.

**Subd. 2.** A deed restriction shall be placed upon parcels that have exercised development rights to prohibit additional subdivision, until such a time as it is rezoned and public sewer and water services are provided.

**Subd. 3.** The initial quarter/quarter section is under common ownership.

**Subd. 4.** The division is processed according to the City's Subdivision Ordinance.

**Subd. 5.** The site is capable of accommodating a private well and septic system and an alternative septic system site, should the initial site fail.