

## SECTION 45. A-1, GENERAL AGRICULTURE DISTRICT

### Subdivision

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**45.01 PURPOSE:** The A-1, General Agriculture 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 streets and street maintenance, police and fire protection, and schools. The A-1 District is further intended to govern and implement the Agricultural Preservation District as established by the Comprehensive Plan.

**45.02 PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the A-1 District:

- A. Day care facilities, as defined in Section 2 of this Ordinance, licensed by the State and serving twelve (12) or fewer persons.
- B. Essential services as regulated by Section 28 of this Ordinance.
- C. Farms, farmsteads, farming and agricultural related buildings and structures subject to Minnesota Pollution Control Standards, but not including animal feedlots which require a conditional use permit as outlined in Section 23.07 of this Ordinance.
- D. Forestry, nurseries, greenhouses for growing only, landscape gardening, and tree farms, including sale of products only grown on premises.
- E. Hobby farms.
- F. Personal wireless service antennas located on a public structure or existing structure as regulated by Section 29 of this Ordinance.

- G. Public parks, playgrounds, recreational uses, wildlife areas, game farms, and game refuges.
- H. Residential care facilities serving six (6) or fewer persons.
- I. Single family detached dwellings at a density of not more than four (4) dwelling units per forty (40) acres of land.
- J. Temporary seasonal stands for the sale of agricultural products restricted to farms as regulated by Section 23 of this Ordinance.

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

- A. Contractor's storage yard provided that:
  1. The minimum lot size shall be four and one-half (4.5) acres.
  2. An adequate septic system and well can be established on the site and which, if the use is approved, shall be subject to applicable City regulations.
  3. The amount of land devoted to the office and storage yard is minimized to the extent possible.
  4. The contractor's storage yard and any associated building is located a minimum of fifty (50) feet from all property lines or right-of-way lines, whichever provides for the greater setback, for all uses other than commercial or industrial uses; or located a minimum of twenty (20) feet from all property lines or right-of-way lines which abut any commercial or industrial use.
  5. The contractor's storage yard (that portion of the lot actively used for the contractor operation, parking, building, and storage area) is screened in accordance with Section 15.07 of this Ordinance.
  6. The use shall have access to a major collector street or higher classification street as designated by the Comprehensive Plan.
  7. No hazardous waste, garbage, refuse, items associated with junk yards or nuisance items defined by the Zoning Ordinance or applicable State Statutes shall be stored on site.

8. No construction waste as defined by the Zoning Ordinance shall be stored on site unless specifically identified on the site plan for the interim use permit and approved by the City Council.
  9. No flammable liquids shall be stored on site with the exception of fuel stored within approved Minnesota Pollution Control Agency storage tanks.
  10. No storage of materials (defined by the Zoning Ordinance as construction waste) shall be visible above the height of the fence or in locations that can be viewed from the public right-of-way or adjacent properties.
  11. All driveway and employee parking areas shall be surfaced to control drainage and dust as approved by the City Engineer.
  12. No retail sales shall be conducted from the site.
  13. The property owner shall enter into a performance agreement with the City identifying the terms and conditions under which the contractor's storage yard may operate.
  14. Other conditions as deemed necessary by the City Council to protect the health, safety and general welfare of the general public.
- B. Mining, sand and gravel extraction, land reclamation and alteration as regulated by Section 22 of this Ordinance.
  - C. Mobile homes (temporary) as regulated by Section 23 of this Ordinance.
  - D. Temporary mobile towers as regulated by Section 29 of this Ordinance.

**45.04 USES ALLOWED BY ADMINISTRATIVE PERMIT:** Subject to applicable provisions of this section, performance standards established by this Ordinance and processing requirements of Section 6, the following uses may be allowed in the A-1 District by administrative permit as may be issued by the Zoning Administrator.

- A. None.

**45.05 ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the A-1 District:

- A. Fences as regulated by Section 15.06 of this Ordinance.
- B. Home occupations and home offices as regulated by Section 25 of this Ordinance.

- C. Operation and storage of such vehicles, equipment and machinery which are incidental and customary to permitted or conditional uses allowed in this district.
- D. Private garages and off-street parking spaces for licensed and operable passenger cars and trucks.
- E. Private recreational vehicles and equipment.
- F. Radio and television receiving antennas including single satellite dish TVROs 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 29 of this Ordinance.
- G. Signs as regulated by Section 31 of this Ordinance.
- H. Swimming pools, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.
- I. Temporary seasonal sales of products produced on site (farms only) as regulated by Section 23.06 of this Ordinance.
- J. Tool houses, sheds and similar buildings for storage of domestic and farm supplies and non-commercial recreational equipment.

**45.06 CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the A-1 District: (Requires a conditional use permit based upon procedures and performance standards set forth in and regulated by Sections 4.02 and 4.04 of this Ordinance.)

- A. Animal feedlots as regulated by Section 23.07 of this Ordinance.
- B. Cemeteries, provided that the site accesses on a major collector.
- C. 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 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.

3. An adequate septic system and well can be established on the site and which, if the use is approved, shall be subject to applicable City regulations.
- D. Commercial riding stables, dog kennels, animal hospitals with overnight care and similar uses provided that the provisions of Section 24 of this Ordinance related to the keeping of animals are considered and determined to be satisfied.
- E. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City.
- F. Personal wireless service antennas not located on a public structure or existing tower as regulated by Section 29 of this Ordinance.
- G. Single satellite dish TVROs greater than two (2) meters in diameter as regulated by Section 29 of this Ordinance.
- 4 H. As an exception to the standard density, the City will accommodate an urban subdivision provided that utilities would be extended from the urban service area at one hundred (100) percent of the cost being borne by the developer. Utility costs would include trunk and lateral sanitary sewer, water, and any street improvements that are necessary. This type of development would be evaluated against the following criteria:
  1. A Comprehensive Plan amendment would be required for development outside of the urban service area. This will allow the Planning Commission and City Council to review each proposed residential, commercial, or industrial plat against the long term goals of the City.
  2. The City shall make a determination if they have adequate sewer and water capacity to accommodate the proposed development.
  3. The proposed development shall be responsible for one hundred (100) percent of the cost of extending utilities to and through the proposed subdivision area.
  4. The development shall be served by adequate streets and highways.
  5. The proposed density shall be determined to be acceptable as a long range land use for the City as evaluated against the land use policies of the Comprehensive Plan.
  6. The proposed development shall not adversely impact environmentally sensitive areas or result in the disruption of wetlands, drainageways, or other environmental features.

7. It will be the responsibility of any landowner or development within the rural service area to demonstrate that their subdivision is not premature on the basis of the aforementioned criteria and that the proposed land use and density is appropriate for the location being proposed based on the policies of the Comprehensive Plan. Without this demonstration, the City would make a determination that the plat is premature and the four (4) per forty (40) would apply.
  8. Generally, rural residential subdivisions include a rural section street. To make accommodation for pedestrian movements, the rural street section shall include a four (4) foot paved shoulder for walking and bicycles, exclusive of the drive lanes of the street.
- I. Reductions in minimum residential lot frontages, provided that:
    1. In no case shall the frontage be less than fifty (50) feet.
    2. The reduction is based upon topography, natural features or some other physical reason which justifies to the satisfaction of the City Council a deviation from the established minimum.
    3. All other applicable provisions of Section 45.07, 45.08, and 45.09 of this Ordinance are met.

**45.07 LOT AREA, DENSITY, AND SETBACK REQUIREMENTS:** The following requirements shall be observed in an A-1 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area Requirements:
  1. Lot area: Not less than forty-five thousand (45,000) square feet.
  2. Lot width: Not less than one hundred fifty (150) feet.
  3. Lot depth: Not less than one hundred fifty (150) feet.
- <sup>4</sup> B. Maximum Density: Not greater than four (4) dwellings per forty (40) acres.
- C. Principal Structure Setbacks:
  1. Front Yard:

Setbacks  
From Right  
of-Way Lines      Street Class

35 feet	State/Federal Highway
35 feet	County Road
35 feet	Local Street
35 feet	From Cul-De-Sac Right-of-Way

Where a lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard setback line.

2. Side Yard: Ten (10) feet.
3. Rear Yard: Fifty (50) feet.

D. Accessory Structure Setbacks as regulated by Section 15.04 of this Ordinance.

**45.08 BUILDING HEIGHT:** The following minimum requirements shall be observed in the A-1 District, subject to additional requirements, exceptions, and modifications set forth in this Ordinance.

- A. The maximum height of all principal buildings shall not exceed thirty-five (35) feet.
- B. Accessory structures shall be governed by Section 15.04 of this Ordinance.

**45.09 RESIDENTIAL DIVISIONS:** As may be allowed by this subdivision, "divisions" to be used as residential dwelling sites shall comply with the following:

- A. The divisions shall have a minimum of one hundred fifty (150) feet of City street frontage unless a reduction is approved by a conditional use permit as provided in this section.
- B. The minimum lot size is forty-five thousand (45,000) square feet.
- C. A deed restriction shall be placed upon parcels that have exercised development rights to prohibit additional subdivision, unless it is rezoned.
- D. The initial parcel(s) is under common ownership.
- E. The division is processed according to the City's Subdivision Ordinance.

- F. The site is capable of accommodating a private well and septic system.
- G. All applicable feedlot setbacks of Section 23.07 of this Ordinance are satisfactorily met.
- <sup>4</sup>H. Maximum Density: Not greater than four (4) units per forty (40) acres. In anticipation of future urban development, the City shall allow interim densities of four (4) units per forty (40) acres with a minimum lot size of one (1) acre. Clustering of developable lots shall be mandatory to ensure that future City services can be accommodated. Transfer of development rights shall be allowed provided the properties upon which the transfer area occurs is contiguous and of common ownership. A minimum of forty (40) acres shall be required to split off ten (10) developable acres. A minimum of thirty (30) acres shall be necessary to split off seven and one-half (7.5) developable acres. A minimum of twenty (20) acres shall be required to split off five (5) developable acres. One (1) lot, not to exceed two and one-half (2.5) acres in size, may be split from an existing parcel of less than twenty (20) acres if it is demonstrated that the minimum developable area satisfies the requirements of this Ordinance and that there is sufficient area identified for the establishment of existing or future City services. Below is a table that represents the requirements per acre:

Total Acres	Maximum Allowed for a Lot Split
40 acres	10 developable acres
30 acres	7.5 developable acres
20 acres	5 developable acres
Less than 20 acres	2.5 developable acres