

SECTION 46
A-2, LIMITED AGRICULTURE DISTRICT

Subdivision

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46.01 PURPOSE: The purpose of the A-2, Limited Agriculture District is to provide suitable areas of the City to be retained and utilized for low density residential, open space, and/or agricultural activities and to prevent the premature conversion of rural lands to urban use. The A-2 District is further intended to govern and implement the Urban Service Reserve Area as defined by the Comprehensive Plan.

46.02 PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the A-2 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.
- C. Farms, farmsteads, farming and agricultural related buildings and structures subject to Minnesota Pollution Control Standards, but not including animal feedlots or other commercial operations.
- 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 upon a public structure or existing tower, 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.

46.03 INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the A-2 District and are governed by Section 5 of this Ordinance.

- A. Mining, sand and gravel extraction, land reclamation and alteration as regulated by Section 22 of this Ordinance.
- B. Mobile homes (temporary) as regulated by Section 23 of this Ordinance.
- C. Temporary mobile towers as regulated by Section 29 of this Ordinance.

46.04 USES 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-2 District by administrative permit as may be issued by the Zoning Administrator.

- A. None.

46.05 ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the A-2 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. Tool houses, sheds and similar buildings for storage of domestic and farm supplies and non-commercial recreational equipment.

46.06 CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the A-2 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. Cemeteries, provided that the site accesses on a major collector.
- 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.
- C. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City.
- D. Personal wireless service antennas not located on a public structure or existing tower as regulated by Section 29 of this Ordinance.
- E. Single satellite dish TVROs greater than two (2) meters in diameter as regulated by Section 29 of this Ordinance.
- F. Temporary seasonal sales of products produced on site (farms only) as regulated by Section 23.06 of this Ordinance.
- ⁴ G. 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

46.07 LOT AREA, DENSITY, AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in the A-2 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A. Lot Requirements:

1. Within the primary urban service reserve area (defined by the Comprehensive Plan):
2.
 - a. Minimum lot area: 45,000 square feet
 - b. Maximum lot area: 2.5 acres
3. Within the secondary urban service reserve area (defined by the Comprehensive Plan):
 - a. Minimum lot area: 45,000 square feet
 - b. Maximum lot area: No limit

⁴B. 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

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Total Acres	Maximum Allowed for a Lot Split
40 acres	10 developable acres
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20 acres	5 developable acres
Less than 20 acres	2.5 developable 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 line of either street.

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.

46.08 BUILDING HEIGHT: The following minimum requirements shall be observed in the A-2 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance:

A. The maximum height of principal buildings shall not exceed thirty-five (35) feet.

B. Accessory structures shall be governed by Section 15.04 of this Ordinance.

46.09 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 fifty (50) feet of City street frontage.
- 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.

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

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 line of either street.

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

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