

RURAL DISTRICTS

§ 1007.080 R, RURAL DISTRICT.

(1) *Purpose.* This district is designed and intended to aid in guiding development toward fulfillment of the Comprehensive Plan and to serve the following functions:

(a) To preserve productive land for agricultural use and maintain “open space” within and near to urban areas.

(b) To help guide development of urban and rural areas along an orderly design to preserve continuity and efficiency of service.

(c) To provide a method by which the urban farm can be guided so as to control urban sprawl and still conserve land in an economic status until such time as the need is present for an amendment to the Comprehensive Plan.

(d) To reduce the possibilities of rural-urban conflicts in establishing types and levels of service, methods of financing the services and needs. To maintain an acceptable per capita cost for such services as sanitary sewer, water, police, fire, road maintenance, school transportation, and other necessary services.

(2) *Lot and Yard Requirements.*

(a) *Minimum Lot Size.* Ten (10) gross acres. Two (2) acres buildable, except as provided for in §1007.042 (2)(b).

(b) *Minimum Lot Width.* Three hundred thirty (330) feet, except as provided for in §1007.042 (2)(b), which shall require a minimum lot width of two hundred (200) feet.

(c) *Setbacks.* (The greater of the following:)

1. *From Streets.*

a. *Local Street.* Thirty (30) feet.

b. *Collector or Arterial Street.* Forty (40) feet.

2. *Rear Yard.*

a. *Principal Building.* Thirty (30) feet.

b. *Accessory Building.* Thirty (30) feet.

3. *Side Yard.*

- a. *Principal Building.* Ten (10) feet.
- b. *Accessory Building.* Five (5) feet.

(d) *Rural Lot Resubdivision.* Principal and accessory buildings shall be located on a rural lot so as to allow for future resubdivision per §1007.042(2)(d) of this Ordinance.

(3) *Building Requirements.*

(a) The minimum floor area for single family dwellings measured using the outside building dimensions shall be as follows:

3 Bedroom Rambler	1,050 square feet
2 Bedroom Rambler	1,010 square feet
1-1/2 Story	980 square feet
Split Foyer/Entry	980 square feet
Split Level-3 level minimum	980 square feet
Two Story	850 square feet

(b) All dwellings without basements in this district shall be required to provide an additional one hundred (100) square feet of floor area to house utilities.

(c) All dwellings shall have a double garage.

(4) *Height Regulations.* No building shall be erected or structurally altered to exceed thirty-five (35) feet in height. These regulations shall not apply to barns, silos, or other farm buildings.

(5) *Permitted Uses.* In the R District, no building or land shall be used and no building shall be erected, converted, or structurally altered, unless otherwise provided herein, except for one or more of the following uses:

- (a) Agriculture, gardening and sod farming.
- (b) Commercial greenhouses and nurseries.
- (c) Day care facilities (fourteen (14) or fewer persons).
- (d) Golf courses and driving ranges.
- (e) Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City.
- (f) Keeping of farm animals of up to three hundred (300) animal units in conformance with Chapter 503. No more than one (1) animal unit per two (2) acres.
- (g) Public parks.

(h) Single family detached dwellings.

(i) State licensed residential care facility serving six (6) or fewer persons.

(j) Temporary stands for the sale of agricultural products produced on the premises in accordance with §1007.043 (4)(g) of this Ordinance.

(k) Community Gardens operated by the city.

(6) *Accessory Uses.* Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R District:

(a) Accessory apartments as regulated by §1007.049 of this Ordinance.

(b) Accessory buildings including garages, tool houses, sheds and similar buildings for storage of domestic and farm supplies, and non-commercial recreational equipment, as regulated by §1007.043 (4) of this Ordinance.

(c) Fences, as regulated by §1007.043 (18) of this Ordinance.

(d) Home occupation Level A as regulated by §1007.047 of this Ordinance.

(e) Operation, parking, or storage of such vehicles, equipment and machinery which are incidental and customary to permitted or conditional uses allowed in this district.

(f) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by §1007.054 of this Ordinance.

(g) Recreational vehicles and equipment per §1007.043 (16) of this Ordinance.

(h) Signs as regulated by the city sign ordinance, Ord. No. 12-97, as amended, of the City Code.

(i) Swimming pools, sport courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests, as regulated by §1007.043 (4) of this Ordinance.

(7) *Conditional Uses.* The following are conditional uses in the R District. These uses require a conditional use permit based on the standards and procedure outlined in §1007.016 of this Ordinance.

(a) Bicycle racing arenas, provided that:

1. The facility is provided adequate private on-site sewer and water facilities of sufficient size to accommodate the occupancy capacity of the arena.

2. Side yard setbacks shall not be less than fifty (50) feet.
3. Adequate screening from abutting residential uses and landscaping is provided in compliance with §1007.043 (17) of this Ordinance.
4. Adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley to the principal use in compliance with §1007.044 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with §1007.043 (17) of this Ordinance.
5. Adequate off-street loading and service entrances are provided and regulated where applicable by §1007.045 of this Ordinance.

(b) Cemeteries provided that:

1. At minimum, the site accesses on a “collector” street.
2. Where abutting a rural or residential zoning district, the periphery of the site shall be screened in accordance with §1007.043 (17) of this Ordinance.

(c) Commercial and public radio and television transmitting antennas, and public utility microwave antennas less than two hundred (200) feet in height as regulated by §1007.054 of this Ordinance.

(d) Commercial Kennels and similar uses provided that:

1. The applicable provisions of Chapter 503 are determined to be satisfied.
2. Property shall be a minimum of 5 acres in size.
3. Cages, enclosures, and housing facilities shall be a minimum of 100 feet from any property line.

(Ord. No. 10-18, passed 7-13-2018)

(e) Veterinary Hospitals provided that:

1. Property shall be in conformance with minimum lot size requirements of this zoning district.
2. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.
3. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

4. An animal kennel is permitted as an accessory use to the veterinary hospital provided that:

a. The number of animals boarded shall not exceed forty (40).

b. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel.

c. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60 and 75 degrees Fahrenheit.

d. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.

e. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.

f. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

g. A commercial kennel license is obtained from the City.

5. The applicable provisions of Chapter 503 are determined to be satisfied.

6. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(f) Day care facilities (exceeding fourteen (14) persons) provided that:

1. Screening is provided along shared property boundaries. Such required fencing and screening shall comply with the applicable provisions of §1007.043 (17) of this Ordinance.

2. All day care facility operations comply with the minimum requirements of the Minnesota Department of Health and Human Services regulations, as may be amended.

(g) Planned unit development rural cluster subdivision as per §1007.024 of this Ordinance.

(h) Public and private airports provided that:

1. All applicable requirements of the Federal Aviation Administration (FAA), Minnesota Department of Transportation (MnDOT), and Metropolitan Airports Commission (MAC) are satisfactorily met.

(i) Public, Educational and Religious Buildings. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples, mosques and synagogues provided that:

1. Side yard setbacks shall not be less than fifty (50) feet.
2. Adequate screening from abutting residential uses and landscaping is provided in compliance with §1007.043 (17) of this Ordinance.
3. Adequate off-street parking and access is provided on the site or on lots directly abutting directly across a public street or alley to the principal use in compliance with §1007.044 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with §1007.043 (17) of this Ordinance.

(j) Wild game farms and gun clubs provided that:

1. The principal use, function or activity is open, outdoor in character, and the site shall contain a minimum of one hundred (100) acres.
2. Not more than five (5) percent of the land area of the site be covered by buildings or structures.
3. Any operation involving the discharge of firearms shall comply with Section 504 of the City Code.
4. When abutting a residential use and a residential district, the property is screened and landscaped in compliance with §1007.043 (17) of this Ordinance.

(k) Home Occupation Level C as regulated by §1007.047 of this Ordinance.

(l) Commercial Stables as regulated by §1007.058 of this Ordinance.

(Ord. No. 10-18, passed 7-13-2018)

(8) *Uses by Administrative Permit.* Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit, as may be approved by the Zoning Administrator:

- (a) Personal wireless service antennas as secondary uses as regulated by §1007.054 of this Ordinance.
- (b) Home Occupation Level B as regulated by §1007.047 of this Ordinance.
- (c) Open Air Market accessory to an institutional use and limited in area to 25% of the gross floor area of the principal building.

(d) Transient Merchants.

(9) *Interim Uses.* Subject to applicable provisions of this Ordinance, the following are interim uses in the R District and governed by §1007.017 of this Ordinance.

(a) Temporary Batch Plants.

THIS PAGE INTENTIONALLY LEFT BLANK

§ 1007.081 R-X, RURAL EXECUTIVE DISTRICT.

(1) *Purpose.* This district is designed and intended to aid in guiding development toward fulfillment of the Comprehensive Plan and to serve the following functions:

- (a) To preserve productive land for agricultural use.
- (b) To maintain “open space” within and near urban areas.
- (c) To help guide development of urban and rural areas along an orderly design to preserve continuity and efficiency of service.
- (d) To provide a method by which the urban farm can be guided so as to control urban sprawl and still conserve land in an economic status until such time as the need is present for an amendment to the Comprehensive Plan.
- (e) To reduce the possibilities of rural-urban conflicts in establishing types and levels of service, methods of financing the services and needs. To maintain an acceptable per capita cost for such services as sanitary sewer, water, police, fire, road maintenance, school transportation, and other necessary services.
- (f) To provide areas for high value, rural residences.

(2) *Lot and Yard Requirements.*

(a) *Minimum Lot Size.* Ten (10) gross acres. Two (2) acres buildable, except as provided for in §1007.042 (2)(b).

(b) *Minimum Lot Width.* Three hundred thirty (330) feet, except as provided for in §1007.042 (2)(b) which shall require a minimum lot width of two hundred (200) feet.

(c) *Setbacks.* (The greater of the following:)

1. *From Street.*

- a. *Local Street.* Thirty (30) feet.
- b. *Collector or Arterial Street.* Forty (40) feet.

2. *Rear Yard.*

- a. *Principal Building.* Thirty (30) feet.
- b. *Accessory Building.* Thirty (30) feet.

3. *Side Yard.*

- a. *Principal Building.* Ten (10) feet.
- b. *Accessory Building.* Five (5) feet.

(d) *Rural Lot Resubdivision.* Principal and accessory buildings shall be located on a rural lot so as to allow for future resubdivision per §1007.003 (2)(d) of this Ordinance.

(3) Building Requirements.

(a) The minimum floor area for single family dwellings measured using the outside building dimensions shall be as follows:

Rambler	1,260 square feet
1-1/2 Story	1,092 square feet
Split Foyer/Entry	1,248 square feet
Split Level-3 level minimum	1,248 square feet
Two Story	1,040 square feet

(b) All dwellings without basements in this district shall be required to provide an additional one hundred (100) square feet of floor area to house utilities.

(c) All dwellings shall have a double garage.

(4) *Height Regulations.* No building shall be erected or structurally altered to exceed thirty-five (35) feet in height. These regulations shall not apply to barns, silos, or other farm buildings.

(5) *Permitted Uses.* In the R-X District, no building or land shall be used and no building shall be erected, converted, or structurally altered, unless otherwise provided herein, except for one or more of the following uses:

- (a) Agriculture, gardening and sod farming.
- (b) Commercial greenhouses and nurseries.
- (c) Day care facilities (fourteen (14) or fewer persons).
- (d) Golf courses and driving ranges.
- (e) Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City.
- (f) Keeping of farm animals of up to three hundred (300) animal units in conformance with Chapter 503. No more than one (1) animal unit per two (2) acres.
- (g) Public parks.
- (h) Single family detached dwellings.

(i) State licensed residential care facility serving six (6) or fewer persons.

(j) Temporary stands for the sale of agricultural products produced on the premises in accordance with §1007.043 (4)(g) of this Ordinance.

(k) Community Gardens operated by the city.

(6) *Accessory Uses.* Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-X District:

(a) Accessory apartments as regulated by §1007.049 of this Ordinance.

(b) Accessory buildings including garages, tool houses, sheds and similar buildings for storage of domestic and farm supplies, and non-commercial recreational equipment, as regulated by §1007.043 (4) of this Ordinance.

(c) Fences, as regulated by §1007.043 (18) of this Ordinance.

(d) Home occupation Level A as regulated by §1007.047 of this Ordinance.

(e) Operation, parking, or storage of such vehicles, equipment and machinery which are incidental and customary to permitted or conditional uses allowed in this district.

(f) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by §1007.054 of this Ordinance.

(g) Recreational vehicles and equipment per §1007.043 (16) of this Ordinance.

(h) Signs as regulated by the city sign ordinance, Ord. No. 12-97, as amended, of the City Code.

(i) Swimming pools, sport courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests, as regulated by §1007.043 (4) of this Ordinance.

(7) *Conditional Uses.* The following are conditional uses in the R-X District. These uses require a conditional use permit based on the criteria and procedures outlined in §1007.016 this Ordinance.

(a) Cemeteries provided that:

1. At minimum, the site accesses on a “collector” street.

2. Where abutting a rural or residential zoning district, the periphery of the site shall be

screened in accordance with §1007.043 (17) of this Ordinance.

(b) Commercial and public radio and television transmitting antennas, and public utility microwave antennas less than two hundred (200) feet in height as regulated by §1007.054 of this Ordinance.

(c) Commercial Kennels and similar uses provided that:

1. The applicable provisions of Chapter 503 are determined to be satisfied.
2. Property shall be a minimum of 5 acres in size
3. Cages, enclosures, and housing facilities shall be a minimum of 100 feet from any property line.

(Ord. No. 10-18, passed 7-23-2018)

(d) Veterinary Hospitals provided that:

1. Property shall be in conformance with minimum lot size requirements of this zoning district.
2. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.
3. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.
4. An animal kennel is permitted as an accessory use to the veterinary hospital provided that:
 - a. The number of animals boarded shall not exceed forty (40).
 - b. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel.
 - c. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60 and 75 degrees Fahrenheit.
 - d. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.
 - e. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.

f. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

g. A commercial kennel license is obtained from the City.

5. The applicable provisions of Chapter 503 are determined to be satisfied.

6. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(e) Day care facilities (exceeding fourteen (14) persons) provided that:

1. Screening is provided along shared property boundaries. Such required fencing and screening shall comply with the applicable provisions of §1007.043 (17) of this Ordinance.

2. All day care facility operations comply with the minimum requirements of the Minnesota Department of Health and Human Services regulations, as may be amended.

(f) Planned unit development rural cluster subdivision as per §1007.024 of this Ordinance.

(g) Public, Educational and Religious Buildings. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples, mosques and synagogues provided that:

1. Side yard setbacks shall not be less than fifty (50) feet.

2. Adequate screening from abutting residential uses and landscaping is provided in compliance with §1007.043 (17) of this Ordinance.

3. Adequate off-street parking and access is provided on the site or on lots directly abutting directly across a public street or alley to the principal use in compliance with §1007.044 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with §1007.043 (17) of this Ordinance.

(h) Home Occupation Level C as regulated by §1007.047 of this Ordinance.

(i) Commercial Stables as regulated by §1007.058 of this Ordinance.

(Ord. No. 10-18, passed 7-23-2018)

(8) *Uses by Administrative Permit.* Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit, as may be approved by the Zoning Administrator:

(a) Personal wireless service antennas as secondary uses as regulated by §1007.054 of this

Ordinance.

(b) Home Occupation Level B as regulated by §1007.047 of this Ordinance.

(c) Open Air Market accessory to an institutional use and limited in area to 25% of the gross floor area of the principal building.

(d) Transient Merchants.

(9) *Interim Uses.* Subject to applicable provisions of this Ordinance, the following are interim uses in the R-X District and governed by §1007.017 of this Ordinance.

(a) Temporary Batch Plants.