

CHAPTER 51

A-1, PERMANENT AGRICULTURE DISTRICT

SECTION:

- 10-51-1: Purpose
- 10-51-2: Permitted Uses
- 10-51-3: Accessory Uses
- 10-51-4: Conditional Uses
- 10-51-5: Interim Uses
- 10-51-6: Lot Area, Density, and Setback Requirements
- 10-51-7: Building Height

10-51-1: PURPOSE: The A-1, Permanent Agriculture District is intended to accommodate those farms willing to make long term commitments to agricultural operations. This district is intended to contain those areas of St. Francis in the rural service area where, because of the land capability, and capital investment in farming operations, it is necessary to preserve, promote, maintain, and enhance the use of land for long term agricultural purposes. This district will be used solely at the request of area farmers.

10-51-2: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in an A-1 District:

- A. Essential services as regulated by Chapter 25 of this Ordinance.
- B. Farms, farmsteads, farming and agricultural related buildings and structures subject to Minnesota Pollution Control Standards, but not including animal feedlots or other commercial operations.
- C. Forestry and tree farms, excluding retail sales.
- D. Hobby farms.
- E. Personal wireless service antennas located upon a public structure, as regulated by Chapter 22 of this Ordinance.
- F. Public parks, playgrounds, recreational uses, wildlife areas and game refuges.
- G. Single family detached dwellings.
- H. State licensed residential care facilities serving six (6) or fewer persons.

- I. Temporary seasonal stands for the sale of agricultural products restricted to farms as regulated by Section 10-17-13 of this Ordinance.

10-51-3: ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the A-1 District:

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
- B. Fences.
- C. In home state licensed day care serving fourteen (14) or fewer persons in a single family detached dwelling.
- D. Operation and storage of such vehicles, equipment and machinery which are incidental and customary to permitted or conditional uses allowed in this district.
- E. Permitted home occupations as regulated by Chapter 21 of this Ordinance.
- F. Private garages, parking spaces and carports for licensed and operable passenger cars and trucks.
- G. Except as otherwise limited, private 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.
- H. Private recreational vehicles and equipment.
- I. 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, Federally licensed amateur radio stations and television receivers, as regulated by Section 22 of this Ordinance.

10-51-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in an A-1 District (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance.):

- A. Cemeteries, provided that:
 - 1. The site accesses on a major collector.

2. The site is landscaped in accordance with Chapter 20 of this Ordinance.
 3. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.
- B. Commercial animal feedlots.
- C. Commercial horse stables provided that: (Ord 160, SS, 8-10-11)
1. The provisions of Chapter 6, Conditional Use Permits of this Ordinance, and Section 8-3, Animals of the City Code are considered and determined to be satisfied. (Ord 160, SS, 8-10-11)
 2. The use is located on an arterial or collector road.
 3. The use is accessory to a residential use.
 4. All standards pertaining to Chapter 21 of this Ordinance are met.
- D. Forestry and Tree Farms, including retail sales.
- E. 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 20 of this Ordinance.
 2. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.
- F. Personal wireless service towers and antennas not located on a public structure as regulated by Section 22 of this Ordinance.
- G. Wholesale Nursery and Greenhouse.

10-51-5: INTERIM USES: Subject to applicable provisions of Chapter 7 of this Ordinance.

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance 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.
- B. Interim Home Occupations as regulated by Chapter 21 of this Ordinance.
- C. Mining, sand and gravel extraction, land reclamation and alteration provided that:
 1. The use will be in compliance with the provisions of Chapter 32 of this Ordinance or other applicable provisions of the City Code.
 2. The provisions of Chapter 7 of this Ordinance are considered and determined to be satisfied.
- D. Non-farm related seasonal produce sales as a principal use provided that:
 1. Retail produce sales may only be conducted on the subject site between April 1st and October 31st of any given year.
 2. The sales area devoted to produce not grown on the subject site shall be limited to not more than ten (10) percent of the gross floor area of the principal use.
 3. The area devoted retail sales of non-produce goods shall be limited to not more than five (5) percent of the gross floor area of the principal use.
 4. Municipal sanitary sewer and water service is not presently available to the subject site.
 5. The use has frontage to an arterial or collector street and direct access from a paved City street.
 6. Adequate off-street parking space and surface is provided and no parking related to such sales occurs on the public right-of-way.
 7. Signs.
 - a. Are located only on the subject site and are not more than one hundred (100) feet from the point of sale.

- b. Are limited to no more than two (2) structures totaling not more than sixteen (16) square feet.
 - c. Are erected and removed daily and are not to be displayed at times when the sales operation is closed.
- E. Home Extended Businesses as regulated by Chapter 21 of this Ordinance. (Ord 148, SS, 10-3-10)
- F. Kennels provided that: (Ord 160, SS, 8-10-11)
 - 1. The provisions of Chapter 7, Interim Use Permits of this Ordinance, and Section 8-3, Animals of the City Code are met.
 - 2. Any breeding, boarding, exhibiting, or other such commercial activity shall require the site to be located on a collector or arterial roadway, have sufficient off-street parking supplied, provide adequate fencing and/or screening to adjacent uses, and be in compliance with Chapter 21 of this Ordinance regarding home occupations.
 - 3. The kennel shall be accessory to a residential use.
 - 4. The subject site shall be a minimum of five (5) acres in size.
 - 5. The property owner shall be in receipt of a kennel license as required in Section 6-7 of the City Code.
 - 6. No more than fifteen (15) dogs over the age of six (6) months shall be kept on the site at any time.

10-51-6: LOT AREA, DENSITY, AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in an A-1 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

- A. Lot Area Requirements:
 - 1. Minimum Lot Area: Forty (40) acres.
 - 2. Minimum Lot Width: One hundred fifty (150) feet.
- B. Principal Structure Setbacks:
 - 1. Front Yard:
 - a. Seventy-five (75) feet from a collector or arterial street.

- b. Thirty-five (35) feet from a local street.
- 2. Side Yard: Ten (10) feet.
- 3. Rear Yard: Thirty-five (35) feet.
- C. Accessory structure setbacks as regulated by Chapter 18 of this Ordinance.
- D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

10-51-7: BUILDING HEIGHT: The following minimum requirements shall be observed in an A-1 District, subject to additional requirements, exceptions, and modifications set forth in this Chapter.

- A. The maximum height of all principal buildings shall not exceed three (3) stories or thirty-five (35) feet, whichever is less.
- B. Accessory structures shall be governed by Chapter 18 of this Ordinance.