

CHAPTER 52

A-2, RURAL ESTATE-AGRICULTURE DISTRICT

SECTION:

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10-52-1: PURPOSE: The purpose of the A-2 District is to provide suitable areas of the City to be retained and utilized for low density residential, open space, and/or agricultural uses and to prevent rapid urbanization and provide economy in public expenditures.

10-52-2: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the A-2 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. Municipally operated public uses, utilities, and buildings.
- F. Personal wireless service antennas located upon a public structure, as regulated by Chapter 22 of this Ordinance.
- G. Public parks, playgrounds, recreational uses, wildlife areas and game refuges.
- H. Residential care facilities serving six (6) or fewer persons.
- I. Single family detached dwellings.

10-52-3: ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the A-2 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 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. Private recreational vehicles and equipment.
- H. 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 Chapter 22 of this Ordinance.
- I. Temporary seasonal sales of products proposed on site (farms only) as regulated by Section 10-17-13 of this Ordinance.

10-52-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in an A-2 District: (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance.)

- A. Airports and airstrips.
- B. 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.

C. Chemical dependency treatment center, provided that:

1. The nature of the facility requires a remote and isolated location.
2. The facility shall be for inpatient treatment only.
3. The facility shall be on a parcel forty (40) acres in size or greater.
4. The facility shall meet all parking, landscaping, and other performance standards required for institutional uses.
5. The side yard setback shall be increased to twenty-five (25) feet.
6. The open visitation time shall not exceed the State mandated minimum.
7. There shall be no kitchens in the individual units.
8. There shall be no more than fifty (50) patients.
9. The facility shall be accessed from a collector or arterial roadway.
10. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.

D. Commercial feedlots.

E. 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.

F. Commercial outdoor recreational areas including gun clubs, 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. The use will not negatively impact abutting or neighboring existing or potential residential uses.
 3. When abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Chapter 20 of this Ordinance.
 4. The traffic generated by the use can be adequately accommodated (both volume and weight) upon the City streets serving the property upon which the use is located.
 5. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.
- G. Forestry and Tree Farms, including retail sales.
- H. Governmental (non-municipal) 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 Chapter 20 of this Ordinance.
 2. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.
- I. Personal wireless service towers and antennas not located on a public structure as regulated by Chapter 22 of this Ordinance.
- J. Wholesale Nursery and Greenhouse.

10-52-5: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the A-2 District and are governed by 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.
- 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 and other applicable provisions of the City Code.
 2. The provisions of Chapter 7 of this Ordinance are considered and determined to be satisfied.
- D. Home Extended Businesses as regulated by Chapter 21 of this Ordinance. (Ord 148, SS, 10-3-10)
- E. 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.

10-52-6: LOT AREA, DENSITY, AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in an A-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter.

- A. Lot Area Requirements:
 - 1. Minimum Lot Area: Ten (10) acres.
 - 2. Minimum Lot Width: Three hundred (300) feet.
- B. Principal Structure Setbacks:
 - 1. Right-of-way:
 - 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.

10-52-7: BUILDING HEIGHT: The following minimum requirements shall be observed in an A-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

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