

RURAL DISTRICTS

§ 1007.080 R, RURAL DISTRICT.

(1) *Purpose.* The purpose of this district is 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 urban areas.

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

(c) To provide a method by which the urban farm can be guided to control urban sprawl and conserve land economically until such time an amendment to the Comprehensive Plan is needed.

(2) *Lot and Setback Requirements.*

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

(b) *Minimum Lot Width.* 330 feet, except as provided for in City Code Section 1007.042(2)(b), which shall require a minimum lot width of 200 feet.

(c) *Setbacks.*

1. *From Street Right-of-Way.*

a. *Local or Minor Collector Street.* 30 feet.

b. *Major Collector or Arterial Street.* 40 feet.

2. *Rear Lot Line.*

a. *Principal Building.* 30 feet.

b. *Accessory Building.* 30 feet, except for properties three (3) acres or less, the setback shall be five (5) feet.

3. *Side Lot Line.*

a. *Principal Building.* 10 feet.

b. *Accessory Building.* 5 feet.

4. *Parking Lots for Non-Residential Uses.* 15 feet from all lot lines.

(d) *Rural Lot Subdivision.* Principal and accessory buildings shall be located on a lot so as to allow for future subdivision in compliance with City Code Section 1007.042(2)(d).

(3) *Building Requirements.*

(a) The minimum building footprint, less garage area, for single family dwellings shall be as follows:

| | |
|-------------|-------------------|
| Rambler | 1,050 square feet |
| Split Level | 980 square feet |
| Two Story | 850 square feet |

(4) *Maximum Building Height.* 35 feet, except as allowed by City Code Section 1007.043(3).

(5) *Permitted Uses.* The following are permitted uses in the R District:

- (a) Agriculture, gardening, and sod farming.
- (b) Commercial greenhouses and nurseries.
- (c) Day care facilities serving 14 or fewer persons.
- (d) Golf courses and driving ranges.
- (e) Keeping of farm animals of up to 300 animal units in compliance with City Code Chapter 503. No more than one (1) animal unit per two (2) acres.
- (f) Public parks.
- (g) Rural Cluster in compliance with City Code Section 1007.066.
- (h) Single family detached dwellings.
- (i) State licensed residential care facility serving six (6) or fewer persons.
- (j) Roadside stands for the sale of agricultural products produced on the premises in compliance with City Code Section 1007.043(4)(h).
- (k) Winery and cider mill, without tasting room.
- (l) Community gardens operated by the city.

(6) *Accessory Uses.* The following are permitted accessory uses in the R District:

- (a) Accessory apartments in compliance with City Code Section 1007.049.

(b) Accessory buildings, structures, and uses in compliance with City Code Section 1007.043(4).

(c) Carports in compliance with City Code Section 1007.043(4)(c).

(d) Fences in compliance with City Code Section 1007.043(18).

(e) Home occupation Level A in compliance with City Code Section 1007.048.

(f) Model homes with temporary real estate offices in compliance with City Code Section 1007.062.

(g) Off-street parking in compliance with City Code Section 1007.044.

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

(i) 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 in compliance with City Code Section 1007.054.

(j) Signs in compliance with City Code Chapter 1010.

(k) 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 in compliance with City Code Section 1007.043(4).

(7) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

(a) Agritourism in compliance with City Code Section 1007.059.

(b) Cemeteries provided that:

1. The site shall access on a collector or arterial street.

2. Where abutting a rural or residential zoning district, the periphery of the site shall be screened in compliance with City Code Section 1007.043(17).

(c) Commercial and public radio and television transmitting antennas, and public utility microwave antennas less than 200 feet in height in compliance with City Code Section 1007.054.

(d) Commercial kennels and similar uses provided that:

1. The applicable provisions of City Code Chapter 503 are satisfied.

2. Property shall be a minimum of five (5) acres in size.
 3. Cages, enclosures, and housing facilities shall be a minimum of 100 feet from any lot line.
- (e) Veterinary hospitals provided that:
1. Property shall be in compliance 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 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 City Code Chapter 503 are satisfied.
 6. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(f) Day care facilities serving more than 14 persons accessory to Public, Educational, and Religious Uses provided that:

1. Screening is provided in compliance with City Code Section 1007.043(17).
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) 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.

(h) Public, Educational, and Religious Uses provided that:

1. The building setback shall be 50 feet from any side or rear lot line.
2. The site shall access a collector or arterial street of sufficient capacity to accommodate the traffic that will be generated.

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

1. The principal use, function, or activity is open and outdoor in character, and the site shall contain a minimum of 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 City Code Chapter 504.
4. When abutting a residential use and a residential district, the property is screened and landscaped in compliance with City Code Section 1007.043(17).

(j) Commercial Stables in compliance with City Code Section 1007.058.

(8) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

(a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054.

(b) Home Occupation Level B in compliance with City Code Section 1007.048.

(c) Essential Services.

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

(e) Temporary Structures in compliance with City Code Section 1007.063.

(f) Transient Merchants.

(9) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

(a) Batch plants in compliance with City Code Section 1007.056.

(b) Earth moving and land reclamation in compliance with City Code Section 1007.051.

(c) Home Occupation Level C in compliance with City Code Section 1007.048.

§ 1007.081 R-X, RURAL EXECUTIVE DISTRICT.

(1) *Purpose.* The purpose of this district is 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 urban areas.

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

(c) To provide a method by which the urban farm can be guided to control urban sprawl and conserve land economically until such time an amendment to the Comprehensive Plan is needed.

(d) To provide areas for high value, rural residences.

(2) *Lot and Setback Requirements.*

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

(b) *Minimum Lot Width.* 330 feet, except as provided for in City Code Section 1007.042(2)(b) which shall require a minimum lot width 200 feet.

(c) *Setbacks.*

1. *From Street Right-of-Way.*

a. *Local or Minor Collector Street.* 30 feet.

b. *Major Collector or Arterial Street.* 40 feet.

2. *Rear Lot Line.*

a. *Principal Building.* 30 feet.

b. *Accessory Building.* 30 feet, except for properties three (3) acres or less, the setback shall be 5 feet.

3. *Side Lot Line.*

a. *Principal Building.* 10 feet.

b. *Accessory Building.* 5 feet.

4. *Parking Lots for Non-Residential Uses.* 15 feet from all lot lines.

(d) *Rural Lot Subdivision.* Principal and accessory buildings shall be located on a lot so as to allow for future subdivision in compliance with City Code Section 1007.042(2)(d).

(3) *Building Requirements.*

(a) The minimum building footprint, less garage area, for single family dwellings shall be as follows:

| | |
|-------------|-------------------|
| Rambler | 1,260 square feet |
| Split Level | 1,248 square feet |
| Two Story | 1,040 square feet |

(4) *Maximum Building Height.* 35 feet, except as allowed by City Code Section 1007.043(3).

(5) *Permitted Uses.* The following are permitted uses in the R-X District:

- (a) Agriculture, gardening, and sod farming.
- (b) Commercial greenhouses and nurseries.
- (c) Day care facilities serving 14 or fewer persons.
- (d) Golf courses and driving ranges.
- (e) Keeping of farm animals of up to 300 animal units in compliance with City Code Chapter 503. No more than one (1) animal unit per two (2) acres.
- (f) Public parks.
- (g) Rural Cluster in compliance with City Code Section 1007.066.
- (h) Single family detached dwellings.
- (i) State licensed residential care facility serving six (6) or fewer persons.
- (j) Roadside stands for the sale of agricultural products produced on the premises in compliance with City Code Section 1007.043(4)(g).
- (k) Community gardens operated by the City.

(6) *Accessory Uses.* The following are permitted accessory uses in the R-X District:

- (a) Accessory apartments in compliance with City Code Section 1007.049.
- (b) Accessory buildings, structures, and uses in compliance with City Code Section

1007.043(4).

- (c) Carports in compliance with City Code Section 1007.043(4)(c).
- (d) Fences in compliance with City Code Section 1007.043(18).
- (e) Home occupation Level A in compliance with City Code Section 1007.048.
- (f) Model homes with temporary real estate offices in compliance with City Code Section 1007.062.
- (g) Off-street parking in compliance with City Code Section 1007.044.
- (h) Operation, parking, or storage of motor vehicles, equipment and machinery which are incidental and customary to permitted or conditional uses allowed in this district.
- (i) 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 in compliance with City Code Section 1007.054.
- (j) Signs in compliance with City Code Chapter 1010.
- (k) 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 in compliance with City Code Section 1007.043(4).

(7) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

- (a) Cemeteries provided that:
 - 1. The site shall access on a collector or arterial street.
 - 2. Where abutting a rural or residential zoning district, the periphery of the site shall be screened in compliance with City Code Section 1007.043(17).
- (b) Commercial and public radio and television transmitting antennas, and public utility microwave antennas less than 200 feet in height in compliance with City Code Section 1007.054.
- (c) Commercial kennels and similar uses provided that:
 - 1. The applicable provisions of City Code Chapter 503 are satisfied.
 - 2. Property shall be a minimum of five (5) acres in size
 - 3. Cages, enclosures, and housing facilities shall be a minimum of 100 feet from any lot line.

(d) Veterinary hospitals provided that:

1. Property shall be in compliance 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 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 City Code Chapter 503 are satisfied.
6. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(e) Day care facilities serving more than 14 persons accessory to Public, Educational, and Religious Uses provided that:

1. Screening is provided in compliance with the applicable provisions of City Code

Section 1007.043(17).

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) Public, Educational, and Religious Uses provided that:

1. The building setback shall be 50 feet from any side or rear lot line.

2. The site shall access a collector or arterial street of sufficient capacity to accommodate the traffic that will be generated.

(g) Commercial stables in compliance with City Code Section 1007.058.

(8) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

(a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054 of this ordinance.

(b) Home Occupation Level B in compliance with City Code Section 1007.048.

(c) Essential Services.

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

(e) Temporary Structures in compliance with City Code Section 1007.063.

(f) Transient Merchants.

(9) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

(a) Batch Plants in compliance with City Code Section 1007.056.

(b) Earth Moving and Land Reclamation in compliance with City Code Section 1007.051.

(c) Home Occupation Level C in compliance with City Code Section 1007.048.