

CHAPTER 10: URBAN EXPANSION DISTRICT "X"

SECTION 10.1: PURPOSE

To provide a district that designates areas of the County in close proximity to urban areas that are experiencing development pressures, and where urban expansion is planned in accordance with land use plans prepared and adopted by cities.

SECTION 10.2: PERMITTED USES

All uses permitted in the Agricultural (A) District are permitted uses in this district with the following exceptions;

- 10.2.1 New feed lots and/or the expansion of an existing feed lot shall be prohibited.
- 10.2.2 Meteorological Towers are prohibited

SECTION 10.3: CONDITIONAL USES

All uses allowed through the issuance of a conditional use permit in the Agricultural (A) District shall also be allowed in this district with the following exceptions, which shall be prohibited;

- 10.3.1 New feed lots and/or the expansion of an existing feed lot;
- 10.3.2 Land treatment sites for the application of contaminated soils.
- 10.3.3 WECS exceeding a total generating nameplate capacity of 1kW.

SECTION 10.4: INTERIM USES

All uses allowed through the issuance of an Interim Use Permit in the Agricultural (A) District shall also be allowed in this district with the following exceptions, which shall be prohibited;

- 10.4.1 Temporary asphalt hot-mix plants or concrete plants utilized for specific road projects located within Dodge County
- 10.4.2 Quarrying operations, sand and gravel extraction, or other mineral or material excavation activities with exceed 50 cubic yards in total,

10.4.3 Meteorological Towers

SECTION 10.5: DISTRICT PERFORMANCE STANDARDS

10.5.1 GENERAL SETBACKS

Unless there are specific setbacks listed in Chapter 16 of this Ordinance for the *Permitted, Conditional* or *Interim Uses* listed in the Urban Expansion Zoning District, following general setbacks apply:

DISTANCE FROM: TO: RESOURCE/USE	PRINCIPAL STRUCTURE SETBACK (FT)	ACCESSORY STRUCTURE SETBACK (FT)
Septic/Pump Tank	10'	10'
Drainfield*	20'	20'
Well	3'	3'
Road right of way	50'	50'
Property Line	25'	10'

Under Minnesota Rules Chapters 7080-7083, the distance of a structure to a drainfield may be reduced if it is determined that the structure will not have an adverse affect on the drainfield. The Department SSTS staff shall make the final determination on when this applies.

10.5.2 LOT DIMENSIONS

The dimensions listed are considered the minimum dimensions necessary under ideal conditions. Additional, length, width and/or area may be required to accommodate structure setbacks, specific use setbacks, sewage treatment requirements and/or physical constraints which limit the buildable area of the property.

LOT	MINIMUM
Length (ft)	None
Width (ft)	¼ mile
Area* (acres)	35 acres

* Area given is exclusive of Road Right-of-Way. Acreage of the parcel must be contained in the same quarter-quarter section of land.

10.5.2 IMPERVIOUS SURFACE COVERAGE

Impervious surface coverage shall meet the performance standards of Chapter 16, when applicable.

10.5.3 HEIGHT LIMITS

Structures are governed under the performance standard for the use, when identified.

Structures located within an airport zone or located in the Shoreland Overlay District shall comply with the applicable height limitations.

**SECTION 10.6: REZONING TO URBAN EXPANSION RESIDENTIAL
(Amended 2003)**

Land within the Urban Expansion District and Orderly Annexation Areas must be rezoned to “Urban Expansion Residential” prior to submitting a subdivision plat. When considering a rezoning request, the County must consider if the area can reasonably accomplish the Sustainable Design Principles outlined in the County’s Comprehensive Plan. Therefore, a plat may be considered for rezoning if it meets all of the following conditions:

- 10.6.1 The Plat is compatible with the City and County Comprehensive Plans.
- 10.6.2 The City and Township have provided a written statement of review and comment, including any issues or concerns, and an overall assessment of the rezoning.
- 10.6.3 Access and roadways must meet the criteria set forth in Section 2006 of the Subdivision Regulations.
- 10.6.4 A setback of one thousand (1,000) feet is required from the nearest boundary of a subdivision permitted under Section 20 of this Ordinance to a registered feedlot of thirty (30) animal units or more. (Amended 6/9/09)