

CHAPTER 11: RURAL RESIDENTIAL DISTRICT "R"

SECTION 11.1: PURPOSE

To provide a district for low density single family detached residential dwelling units and their directly related, complementary uses.

SECTION 11.2: PERMITTED USES

- 11.2.1 Single family primary dwelling units;
- 11.2.2 Limited agriculture, including livestock not to exceed one (1) animal unit per acre to a maximum of 10 animal units;
- 11.2.3 Public_Parks and recreation areas
- 11.2.4 Home occupations operated out of the principal dwelling
- 11.2.5 Day care facility for a maximum of twelve (12) children in a single family residence
- 11.2.6 Minor Essential Services
- 11.2.7 Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

SECTION 11.3: CONDITIONAL USES

- 11.3.1 Public or private schools;
- 11.3.2 Churches, chapels, temples, and synagogues;
- 11.3.3 Day care facility for thirteen (13) to sixteen (16) children
- 11.3.4 Golf courses, clubhouses, and golf course accessory buildings;
- 11.3.5 Residential planned unit developments
- 11.3.6 Major Essential Services
- 11.3.7 Micro-WECS.

SECTION 11.4: INTERIM USES

11.4.1 Limited Rural Businesses

SECTION 11.5: DISTRICT PERFORMANCE STANDARDS

11.5.1 GENERAL SETBACKS

Unless there are specific setbacks listed in Chapter 16 of this Ordinance for the *Permitted, Conditional or Interim Uses* listed in the Rural Residential 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

11.5.2 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)	None
* Area* (acres)	3 acres

Area given is exclusive of Road Right-of-Way.

11.5.3 STRUCTURE HEIGHT

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 11.6: REZONING TO RURAL RESIDENTIAL
(Amended 2003)**

Land outside the Urban Expansion District and Orderly Annexation Area must be rezoned to “Rural Residential” prior to submitting a subdivision plat. When considering a rezoning request, the County must evaluate compatibility of near-by land uses. The County will also consider if the area can reasonably accomplish the Sustainable Design Principles outlined in the County’s Comprehensive Plan. Therefore, a proposed subdivision parcel(s) may be considered for rezoning if it meets all of the following conditions:

- 11.6.1 The proposed subdivision does not take prime farmland out of production, unless it meets the rural residential characteristics criteria in 11.6.3 below, which applies to all parcels proposed for Rural Residential subdivision.
- 11.6.2 The proposed subdivision is not located in a Conservation Corridor.
- 11.6.3 The proposed subdivision is located adjacent to or contiguous with an area that has rural residential characteristics defined specifically as:
 - A. A land area with an average existing density *of one home per eight (8) acres within one-quarter mile extension of the subdivision boundary of the proposed subdivision *This is calculated by determining the total area within a one-quarter mile extension of the boundary of the proposed subdivision, subtracting the area of the proposed subdivision, then dividing the remaining area by the number of homes in the remaining area. See Exhibit G for an illustration.
 - B. The proposed subdivision may be located adjacent to an existing high use recreation facility such as a golf course, but does not include wildlife management areas, conservation easements, lakes, ponds, streams, scenic areas, historical sites, or rural parkland.
- 11.6.4 The Township has provided a written statement of review and comment, including any issues or concerns, and an overall assessment of the rezoning;

- 11.6.5 Access and roadways must meet the criteria set forth in Chapter 20
- 11.6.6 A setback of one thousand (1,000) feet is required from the nearest boundary of the subdivision permitted under Section 20 of this Ordinance in a rural residential subdivision to a registered feedlot of thirty (30) animal units or more.
Amended 6/9/09