

## **SECTION 51.05. R-A, RURAL/AGRICULTURAL DISTRICT**

**Subd. A. Purpose.** The purpose of the R-A, Rural/Agricultural District is to preserve a low density, rural environment in a manner conducive to future urbanization. This district is intended to function as a “holding zone” for future urban development, preventing subdivisions of an urban density until such time as suitable infrastructure can be provided.

**Subd. B. Permitted Uses.** The following are permitted uses in the R-A District:

1. Agriculture, farming, gardening, with related buildings and structures subject to Minnesota Pollution Control Standards, but not including commercial feedlots.
2. Commercial nurseries, greenhouses, and tree farms.
3. Day care facilities, as defined by Section 51.02 of this Ordinance, licensed by the State, and serving fourteen (14) or fewer persons.
4. Essential services.
5. Public parks, playgrounds, wildlife areas and game refuges.
6. Residential facilities, as defined by Section 51.02 of this Ordinance, licensed by the State, and serving six (6) or fewer persons.
7. Single family dwellings.
8. Stands for the sale of agricultural products provided said products are primarily raised on the premises.

**Subd. C. Permitted Accessory Uses.** The following are permitted accessory uses in an R-A District:

1. Accessory buildings, including garages, tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment as regulated by Section 51.03, Subd. C.8.
2. Boarding or renting of rooms to not more than two (2) persons.
3. Fences as regulated by Section 51.03, Subd. D.11 of this Ordinance.
4. Living quarters of persons employed on the premises.
5. Non-commercial greenhouses and conservatories.

6. Operation and storage of such vehicles, equipment and machinery which are incidental to permitted or conditional uses allowed in this district.
7. 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 as regulated by Section 51.03, Subd. M of this Ordinance.
8. Storage of recreational vehicles and equipment per Section 51.03, Subd. D.9.
9. 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, as regulated by conditions of Sections 51.03, Subd. C.7.d or Section 51.03, Subd. C.7.e.

**Subd. D. Conditional Uses.** The following are conditional uses allowed in an R-A District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 51.02, Subd. B of this Ordinance.)

1. Accessory apartments provided that conditions of Section 51.03, Subd. I.3 of this Ordinance are met.
2. Bed and breakfast establishment provided that conditions of Section 51.03, Subd. I.1 of this Ordinance are met.
3. Cemeteries, provided that:
  - a. The site accesses on a collector street.
  - b. Where abutting a residential zoning district, the periphery of the site is screened from view in accordance with Section 51.03, Subd. B.7 of this Ordinance.
  - c. The periphery of the site is fenced.
  - d. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily met.
4. Commercial feedlots provided that:
  - a. All applicable rules of the Minnesota Pollution Control Agency are complied with.
  - b. Feedlot buildings for sheltering animals shall maintain a minimum setback of one thousand (1,000) feet from any existing residential use.

- c. Manure application stockpiles shall maintain a setback of one thousand (1,000) feet from any existing residential use.
  - d. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily met.
- 5. Commercial outdoor recreational areas limited to golf courses, driving ranges, country clubs, tennis clubs, swimming pools provided that:
  - a. The principal use, function or activity is open and outdoor in character.
  - b. Not more than five (5) percent of the land area of the site shall be covered by buildings or structures.
  - c. All buildings shall maintain a minimum setback of thirty (30) feet from any lot lines.
  - d. Commercial activities limited to actual pro shops, restaurants, cafes, taverns, equipment rental, banquet facilities, may be allowed as an accessory use to the outdoor recreational use.
  - e. Where the use abuts a residential zoning district, the property is screened and landscaped in compliance with Section 51.03, Subd. D of this Ordinance.
  - f. Adequate parking and off-street loading is provided in compliance with Section 51.03, Subd. E and F of this Ordinance. No parking or loading area shall be located with thirty (30) feet of and adjoining residential zoning district.
  - g. The provisions of Section 51.02, Subd. B.4 of this Ordinance are complied with.
- 6. Commercial riding stables, dog kennels, animal hospitals with overnight care and similar uses provided that:
  - a. Minimum lot size shall be ten (10) acres.
  - b. Any building in which animals are kept, whether roofed shelter or enclosed structure, shall be located a distance of three hundred (300) feet of more from any lot line.

- c. The animals shall, at a minimum, be kept in an enclosed pen or corral of sufficient height and strength to retain such animals. Said pen or corral may not be located closer than one hundred (100) feet from a lot line.
  - d. All applicable Minnesota Pollution Control Agency rules are complied with.
  - e. All other applicable State and local regulations pertaining to nuisance, health and safety conditions, etc. are complied with.
  - f. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily met.
7. Farm buildings for keeping animals (new after July 1, 2006) within three hundred (300) feet of an existing residence or residential platted lot, provided that:
- a. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily met.
8. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the community provided that:
- a. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Section 51.03, Subd. D.10 of this Ordinance.
  - b. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily met.
9. Planned unit development as regulated by Section 51.02, Subd. J of this Ordinance.
10. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:
- a. Side yards shall be thirty (30) feet.
  - b. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 51.03, Subd. D.10 of this Ordinance.
  - c. Adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley to the principal use in compliance with Section 51.03, Subd. E of this Ordinance and that such parking is adequately screened and landscaped from surrounding

and abutting residential uses in compliance with Section 51.03, Subd. D.10 of this Ordinance.

- d. Adequate off-street loading and service entrances are provided and regulated where applicable by Section 51.03, Subd. F of this Ordinance.
- e. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily met.

**Subd. E. Interim Uses.** The following are interim uses in the R-A District: (Requires a conditional use permit based upon procedures set forth and regulated in Section 51.02, Subd. C of this Ordinance.)

- 1. Special home occupation provided that conditions of Section 51.03, Subd. H of this Ordinance are met.

**Subd. F. Uses by Administrative Permit.** The following are uses allowed by an administrative permit in the R-A District (based upon procedures set forth in and regulated by Section 51.02, Subd. E of this Ordinance):

- 1. Personal wireless service antennas as secondary uses as regulated by Section 51.03, Subd. M of this Ordinance.
- 2. Permitted home occupations as regulated by Section 51.03, Subd. H of this Ordinance.

**Subd. G. Lot Requirements and Setbacks.** The following minimum requirements shall be observed in an R-A District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- 1. **Minimum Lot Area.** Ten (10) gross acres with at least two (2) acres of buildable land.
- 2. **Minimum Lot Width.** Three hundred (300) feet.
- 3. **Minimum Lot Depth.** None.
- 4. **Setbacks.**
  - a. Principal Building Setbacks.
    - 1) Front Yard.
      - a) From a Local Street. Not less than thirty (30) feet.

- b) From a Collector or Arterial Street: Not less than forty (40) feet.
  - 2) Side Yard.
    - a) Interior. Not less than twenty (20) feet.
    - b) From a Local Street. No less than thirty (30) feet.
    - c) From a Collector or Arterial Street. Not less than forty (40) feet.
  - 3) Rear Yard. Not less than thirty (30) feet.
- b. Accessory Building Setbacks. Accessory buildings shall comply with the following setbacks:
  - 1) Front Setback. No detached accessory building shall be located in any front yard.
    - a) Accessory buildings and structures shall be constructed within the buildable area of the lot as defined in Section 51.03, Subd. C.8 of this Ordinance, except as provided in Section 51.03, Subd. C.3 of this Ordinance.
    - b) Accessory buildings that have one hundred twenty (120) square feet or less of floor area and which do not require a building permit may be allowed in the required rear yard not less than five (5) feet from the rear lot line.

**Subd. H. Building Requirements.**

- 1. **Height.** No structure shall exceed thirty-five (35) feet. These regulations shall not apply to barns, silos, or other farm buildings.
- 2. **Building Type and Construction.** Structures shall comply with requirements of Section 51.03, Subd. C.3.a of this Ordinance.
- 3. **Accessory Buildings/Structures.** Accessory buildings/structures shall comply with the requirements of Section 51.03, Subd. C.7 of this Ordinance.