

4.2 SHORELAND - GENERAL DEVELOPMENT DISTRICT (S-GD):

4.2.1 Permitted Uses:

- A. Single family seasonal and year-round residential uses.
- B. Agricultural uses, subject to Section 10.3.
- C. Parks and playgrounds.
- D. Public accesses, publicly owned.
- E. Home occupations meeting Section 10.9 requirements.
- F. Existing golf courses and other similar commercial recreational facilities characterized by significant open or green space.
- G. Antennae when mounted on a rooftop or along a building or other structure.
- H. Water-oriented accessory structure or Facility. *(AS AMENDED 19 June 2018)*
- I. **One vacation rental unit per parcel which meet 10.30.3.2.a. requirements.**
- J. **Accessory Solar Energy Systems: Residential/Personal, subject to the performance standards in Section 10.12.**

4.2.2 Conditional Uses:

- A. Planned Unit Developments
- B. Campgrounds, resorts, ~~and~~ motels, and **vacation rental properties (subject to Section 10.30.3.2.b).**
- C. Commercial.
- D. Duplexes, triplex and quad dwellings.
- E. Industrial uses for which it is necessary to locate within shoreland, provided that all storage within 500 feet of a public right-of-way or public water shall be completely enclosed in buildings or effectively screened by appropriate landscaping and a solid wall or fence that is no less than eight (8) feet in height.
- F. Manufactured Home Park provided the criteria found in Section 10.13 are met.
- G. Churches, chapels, temples, synagogues and public meeting places.
- H. Golf courses and other similar commercial recreational facilities characterized by significant open or green space.
- I. Towers, subject to the standards at Section 10.5.
- J. Controlled Access
- K. Extractive Use. *(AS AMENDED 19 June 2018)*
- L. **Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12.**

4.3 SHORELAND - RECREATIONAL DEVELOPMENT DISTRICT (S-RD):**4.3.1 Permitted Uses:**

- A. Single family seasonal and year-round residential uses.
- B. Agricultural uses, subject to Section 10.3.
- C. Parks and playgrounds.
- D. Home occupations, subject to Section 10.9.
- E. Antennae when mounted on a rooftop or along a building or other structure.
- F. Water-oriented accessory structure or Facility. *(AS AMENDED 19 June 2018)*
- G. **One vacation rental unit per parcel which meet 10.30.3.2.a. requirements.**
- H. **Accessory Solar Energy Systems: Residential/Personal, subject to the performance standards in Section 10.12.**

4.3.2 Conditional Uses:

- A. Planned Unit Developments.
- B. Commercial.
- C. Campgrounds, resorts, ~~and~~ motels, and **vacation rental properties (subject to Section 10.30.3.2.b).**
- D. Duplexes, triplex and quad dwellings.
- E. Public accesses and controlled accesses.
- F. Churches, chapels, temples, synagogues and public meeting places.
- G. Golf courses and other similar commercial recreational facilities characterized by significant open or green space.
- H. Towers, subject to the standards at Section 10.5.
- I. Extractive Use. *(AS AMENDED 19 June 2018)*
- J. **Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12.**

4.4 SHORELAND - NATURAL ENVIRONMENT DISTRICT (S-NE):**4.4.1 Permitted Uses:**

- A. Single family seasonal and year-round residential use.
- B. Agricultural uses, subject to Section 10.3.
- C. Home occupations, subject to Section 10.9.
- D. Antennae when mounted on a rooftop or along a building or other structure.
- E. Water-oriented accessory structure or Facility. *(AS AMENDED 19 June 2018)*
- F. **Accessory Solar Energy Systems: Residential/Personal, subject to the performance standards in Section 10.12.**

4.4.2 Conditional Uses:

- A. Parks and playgrounds.
- B. Planned Unit Development.
- C. Public accesses and controlled accesses.
- D. Duplex, triplex and quad dwellings.
- E. Towers, subject to the standards at Section 10.5.
- F. Commercial (limited to small scale manufacturing, processing and servicing businesses) *(AS AMENDED 07/18/2017)*.
- G. Public/Semipublic/Private recreational facilities characterized by significant open or green space (examples: golf courses, shooting ranges, hunting preserves). *(AS AMENDED 19 June 2018)*
- H. Extractive Use. *(AS AMENDED 19 June 2018)*
- I. **Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12.**

5 RESIDENTIAL DISTRICT (R)

5.2 PURPOSE:

The purpose of this district is to allow residential development in areas where substantial residential development has already taken place and where additional residential development is both anticipated and encouraged.

5.3 PERMITTED USES:

- A. Single Family Dwelling. Only one single family dwelling unit is permitted per lot.
- B. Two-Family Dwellings. Only one two-family dwelling unit is permitted per lot.
- C. Agricultural uses, subject to Section 10.3.
- D. Parks and playgrounds.
- E. Home occupations meeting Section 10.9 requirements.
- F. Antennae when mounted on a rooftop or along a building or other structure.
- G. One vacation rental unit per parcel which meet 10.30.3.2.a. requirements.
- H. Accessory Solar Energy Systems: Residential/Personal, subject to the performance standards in Section 10.12.

5.4 CONDITIONAL USES:

- A. Churches, chapels, temples and synagogues.
- B. The offices of members of recognized professions.
- C. Planned Unit Developments.
- D. Those commercial uses which serve local permanent residents and the resort industry, such as grocery stores, marine supplies, equipment and service; recreational equipment sales and privately owned and licensed recreational activity.
- E. Multiple family dwellings allowed at a density of one unit per 7,500 square feet. Lots intended for multiple family dwellings must identify two (2) sewage treatment sites.
- F. Bed and Breakfast facilities.
- G. Manufactured Home Parks provided the criteria found in Section 10.13 are met.
- H. Other uses of the same general character as those listed above, provided they are uses that are not more concentrated or intensive than the uses listed above, produce no greater impact on the neighborhood than those listed above, and are not incompatible with existing adjacent uses.
- I. Towers, subject to the standards at Section 10.5.
- J. Golf courses and other similar commercial recreational facilities characterized by significant open or green space.
- K. Vacation rental properties, subject to the performance standards in Section 10.30.
- L. Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12.

6 NON - INTENSIVE AGRICULTURE (A-1)

6.2 PURPOSE:

The purpose of this district is to provide a buffer to separate more intensive agricultural production practices from incompatible recreational and residential uses. Residential development within this area is discouraged.

6.3 PERMITTED USES:

- A. Agricultural buildings.
- B. Single family dwelling units (frame or manufactured homes) and their accessory buildings located on one agricultural farm. A conditional use permit shall be required when the number of single family homes per farm exceeds two (2).
- C. Agricultural, horticultural, aquacultural and silvicultural activities including the pasturing of domestic livestock and exotic animals and birds, and existing animal feedlots. A Conditional Use Permit shall be required for all new and expanding feedlots.
- D. Farm drainage systems, flood control and watershed/erosion control devices meeting all County, State and Federal minimum regulations.
- E. Temporary or seasonal roadside stands with adequate off-street parking, not to exceed one stand per farm.
- F. Forest and game management areas.
- G. Existing golf courses and other similar commercial recreational facilities characterized by significant open or green space.
- H. Antennae when mounted on a rooftop or along a building or other structure.
- I. Home occupations meeting Section 10.9 requirements.
- J. **Accessory Solar Energy Systems: Agricultural/Farm Use, subject to the performance standards in Section 10.12.**

6.4 CONDITIONAL USES:

- A. Home occupations.
- B. Educational institutions and incidental uses when situated on the same site or unit of property.
- C. Cemeteries.
- D. Restaurants, convenience stores, gas stations, on/off sale liquor sales.
- E. Solid waste processing facilities and sanitary landfills provided they meet all applicable County and State laws.
- F. Mining of gravel.
- G. Non-farm single family residential dwelling units to be placed or constructed on land which is woodland, is fallow, or is otherwise untilled or unsuitable for raising crops and which is located as near as practical to existing non-farm residential development,

provided, however, that the construction of non-farm single family residential structures is prohibited if the proposed structure will result in more than two residential structures (farm or non-farm) being located within any division, subdivision, or other “split” of any quarter quarter section (40 acres plus or minus fractional amounts to account for survey anomalies, loss to public roadway use, etc.) Prior to the issuance of a conditional use permit for a non farm dwelling, the owner of the property shall be required to sign a statement of acknowledgement containing an “Acknowledgement of Agriculture Protection Zone Designation” disclosure. The acknowledgement shall be on a form provided by the Zoning Administrator and made available to the public. The disclosure forms shall be on file in the office of the Pope County Zoning Administrator.

- H. Residential Planned Unit Developments provided that they are partially within or adjacent to a shoreland or residential district and are so laid out as to keep the depth of extension from the boundary of that district into the A-1 district to a minimum. A person who applies for a residential planned unit development shall, not later than ten business days after the application is submitted, provide notice to each owner of agricultural real property within 5,000 feet of the perimeter of the proposed development. The notice may be delivered by first class mail, in person, or by publication in a newspaper of general circulation within the affected area and must include information on the number of residential units. This notice shall not be required if Minnesota Statutes 1998 Section 394.305 is repealed subsequent to the effective date hereof.
- I. New or expanded golf courses and other similar commercial recreational facilities characterized by significant open or green space provided that they are partially within or adjacent to a shoreland or residential district and are so laid out as to keep the depth of extension from the boundary of that district into the A-1 district to a minimum.
- J. Game farms, shooting ranges and commercial hunting establishments.
- K. New and expanded feedlots having a permitted capacity of up to 200 animal units.
- L. Seasonal structures used for “hunting shacks” and not used for extended occupancy.
- M. Other uses of the same general character as those listed above, provided that their uses are not more concentrated or intensive than the uses listed above, produce no greater impact on the neighborhood than those listed above, and are not incompatible with existing adjacent uses.
- N. Towers, subject to the standards at Section 10.5.
- O. Motor vehicle salvage facility subject to the standards at Section 10.14.
- P. Municipal wastewater treatment facilities.
- Q. A temporary single family dwelling unit that is to be located within 300 feet of the existing residence for the purpose of home healthcare of immediate family member or seasonal worker housing. An annual inspection is required to validate applicable status.
- K. **Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12.**

7 AGRICULTURE PROTECTION (A-2)

7.2 PURPOSE:

The purpose of this district is to maintain and enhance agricultural land in the County which is and has historically been farmed, and to protect the agricultural and natural resource land from scattered residential development and land use conflicts resulting from such development. Residential development in this zone is strongly discouraged.

7.3 PERMITTED USES:

- A. Agricultural buildings.
- B. Single family dwelling units (frame or manufactured homes) and their accessory buildings located on one agricultural farm. A conditional use permit shall be required when the number of single family homes per farm exceeds two (2). The sale of such dwelling or dwellings as non-farm dwellings must meet the requirements for non-farm dwellings in this district.
- C. Agricultural, horticultural, aquacultural and silvicultural activities including the pasturing of domestic livestock and exotic animals and birds and including existing animal feedlots and new or expanded feedlot requiring a permit or agreement under Minnesota Pollution Control Agency rules or a Verification of Compliance from Pope County, having a capacity of fewer than 500 animal units, except swine facilities, which are limited to having a capacity of fewer than 300 animal units. *(AS AMENDED 17 July 2018)*
- D. Farm drainage systems, flood control and watershed/erosion control devices meeting all County, State, and Federal minimum regulations.
- E. Temporary or seasonal roadside stands with adequate off-street parking, not to exceed one stand per farm.
- F. Forest and game management areas.
- G. Existing golf courses.
- H. Antennae when mounted on a rooftop or along a building or other structure.
- I. Home occupations meeting Section 10.9 requirements.
- L. **Accessory Solar Energy Systems: Agricultural/Farm Use, subject to the performance standards in Section 10.12.**

7.4 CONDITIONAL USES:

- A. Home occupations.
- B. Cemeteries.
- C. Solid waste processing facilities and sanitary landfills provided they meet all applicable County and State laws.
- D. Mining of gravel.
- E. Non-farm single family residential dwelling units to be placed or constructed on land

which is woodland, is fallow, or is otherwise untilled or unsuitable for raising crops and which is located as near as practical to existing non-farm residential development provided, however, that the construction of non-farm single family residential structures is prohibited if the proposed structure will result in more than one non-farm residential structure being located within any quarter section (160 acres plus or minus fractional amounts to account for survey anomalies, loss to public roadway use, etc.). Prior to the issuance of a conditional use permit for a non farm dwelling, the owner of the property shall be required to sign a statement of acknowledgement containing an “Acknowledgement of Agriculture Protection Zone Designation” disclosure. The acknowledgment shall be on a form provided by the Zoning Administrator and made available to the public. The disclosure forms shall be on file in the office of the Pope County Zoning Administrator.

- F. Game farms, shooting ranges, and commercial hunting establishments.
- G. New and expanded feedlots having a permitted capacity of up to 2000 animal units.
- H. Seasonal structures used for “hunting shacks” and not used for extended occupancy.
- I. Other uses of the same general character as those listed above, provided they are not incompatible with existing adjacent uses.
- J. Towers, subject to the standards at Section 10.5.
- K. Motor vehicle salvage facilities, subject to the standards at Section 10.14.
- L. Adult oriented use subject to the standards at Section 10.1.
- M. Expansion of existing golf courses.
- N. Municipal wastewater treatment facilities.
- O. A temporary single family dwelling unit that is to be located within 300 feet of the existing residence for the purpose of home healthcare of immediate family member or seasonal worker housing. An annual inspection is required to validate applicable status.
- M. **Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12.**

8 INDUSTRIAL (I)

8.2 PURPOSE:

The purpose of this district is to provide a location for industrial uses that will not be incompatible with other land uses in the county.

8.3 PERMITTED USES:

- A. Transportation or freight terminal.
- B. Wholesale business.
- C. Warehouse.
- D. Cabinet shop.
- E. Dwelling units for security persons and their families located on the premises where they are employed.
- F. Antennae when mounted on a rooftop or along a building or other structure.
- G. **Accessory Solar Energy Systems: Industrial facility/on-site use, subject to the performance standards in Section 10.12.**

8.4 CONDITIONAL USES:

- A. Restaurants.
- B. Retail trade.
- C. Mining and Extraction.
- D. Manufacturing.
- E. Agricultural products processing.
- F. Contractors offices, shops and yards - such as building, cement, electrical, heating, ventilation and air conditioning, masonry, painting, plumbing, and refrigeration and roofing.
- G. Auto repair shops.
- H. Towers, subject to the standards at Section 10.5.
- I. Motor vehicle salvage facilities, subject to the standards at Section 10.14.
- J. Other uses compatible with and of the same general character as those listed provided.
- N. **Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12.**