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

4.2.1 Permitted Uses:

A. Single family seasonal and year-round residential uses.

1. Single Family Dwelling. Only one primary single family dwelling unit is administratively permittable per lot.
2. Guest Cottages subject to performance standards in Section 4.6.5.A.
3. Guest Quarters subject to performance standards in Section 4.6.5.B.
4. Accessory structures as defined in Section 2.2, including:
   a. Accessory buildings, subject to Section 4.6.13; and
   b. Appurtenance structures, i.e., decks, patios, swimming pools, saunas, etc.

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. ***(AS AMENDED 7 July 2020)***

J. Accessory Solar Energy Systems: Residential/Personal, subject to the performance standards in Section 10.12. ***(AS AMENDED 7 July 2020)***

K. Controlled Access Lots identified as part of a subdivision processed in accordance with Section 10.25 and subject to the standards in Section 4.6.4.

L. Recreational camping vehicles, subject to performance standards in Section 10.15.

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). ***(AS AMENDED 7 July 2020)***~~

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 Lots, processed as a Conditional Use Permit are subject to the standards in Section 4.6.4.

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. *(AS AMENDED 7 July 2020)*~~

M. Standalone single family dwelling units in excess of one.

1. Are required to conform with section 4.6.1; and
2. Are required to be located within the lot such that each dwelling unit could be located on a conforming single family sized lot if subdivided, Certificate of Survey required.
3. Are required to provide for two (2) septic system locations for each parcel in conformance with Minnesota Administrative Rules, Chapter 7082, Part 7082.0100, Subpart 3.F.

4.2.3 Interim Uses:

A. Mining and extraction, subject to performance standards in Section 10.2.

B. Recreational camping vehicles, subject to performance standards in Section 10.15.

C. Solar Energy Systems: Solar Garden or Farm, subject to performance standards in Section 10.12.

D. Vacation rental properties, subject to performance standards in Section 10.30.

~~4.2.3 Minimum Lot Area/Width in Square Feet:~~

	~~Riparian Lots~~		~~Nonriparian Lots~~	
	~~Area~~	~~Width~~	~~Area~~	~~Width~~
~~Single~~	~~20,000~~	~~100~~	~~40,000~~	~~150~~
~~Duplex~~	~~40,000~~	~~180~~	~~80,000~~	~~265~~
~~Triplex~~	~~60,000~~	~~260~~	~~120,000~~	~~375~~
~~Quad~~	~~80,000~~	~~340~~	~~160,000~~	~~490~~

~~4.2.4 Setbacks:~~

E. ~~**Structure Setbacks:** 75 feet from Ordinary High Water Level *(see exception as noted in Section 4.6.17)*~~

F. ~~**On-Site Sewage System Setbacks:** 50 feet from Ordinary High Water Level~~

G. ~~**Top of Bluff:** 30 feet~~

H. ~~**Side Yard Setback:** 10 Feet~~

I. ~~**Unplatted cemetery:** 50 Feet~~

J. ~~**Right-of-way line of federal, state or county highway:** 50 Feet~~

K. ~~**Right-of-way line of town road, public street, other legal roads or streets not classified:** 40 Feet~~

L. ~~**Reciprocal Feedlot Setbacks:** These setbacks apply to new structures or uses and do not apply to modifications of additions to established uses. Residential structures which serve farm property upon which feedlots are located are exempt from these requirements. Setbacks which apply across district boundaries shall be governed by the requirements of the district which provide for the largest setback. In all instances involving the setback of a residential use from a feedlot or a feedlot from a residential use, the setbacks shall be consistently applied in a manner which produces a reciprocal setback between the two uses. This section shall not limit the authority of the county to require separation between a planned agricultural development and a residential use greater than the provisions governing setbacks in the general districts as set forth below.~~

~~**Structure or Use**~~	~~**Setback from**~~	~~**Setback**~~
~~Single Residence~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Duplex~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Triplex~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Quad~~	~~Feedlot perimeter~~	~~500 Feet~~

4.3 SHORELAND - RECREATIONAL DEVELOPMENT DISTRICT (S-RD):

4.3.1 Permitted Uses:

A. Single family seasonal and year-round residential uses.

1. Single Family Dwelling. Only one primary single family dwelling unit is administratively permittable per lot.
2. Guest Cottages subject to performance standards in Section 4.6.5.A.
3. Guest Quarters subject to performance standards in Section 4.6.5.B.
4. Accessory structures as defined in Section 2.2, including:
   a. Accessory buildings, subject to Section 4.6.13; and
   b. Appurtenance structures, i.e., decks, patios, swimming pools, saunas, etc.

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. ***(AS AMENDED 7 July 2020)***

H. Accessory Solar Energy Systems: Residential/Personal, subject to the performance standards in Section 10.12. ***(AS AMENDED 7 July 2020)***

I. Controlled Access Lots identified as part of a subdivision processed in accordance with Section 10.25 and subject to the standards in Section 4.6.4.

J. Recreational camping vehicles, subject to performance standards in Section 10.15.

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).~~ ~~***(AS AMENDED 7 July 2020)***~~

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.~~ ~~***(AS AMENDED 7 July 2020)***~~

K. Controlled Access Lots, processed as a Conditional Use Permit are subject to the standards in Section 4.6.4.

L. Standalone single family dwelling units in excess of one.

1. Are required to conform with section 4.6.1; and
2. Are required to be located within the lot such that each dwelling unit could be located on a conforming single family sized lot if subdivided, Certificate of Survey required.
3. Are required to provide for two (2) septic system locations for each parcel in conformance with Minnesota Administrative Rules, Chapter 7082, Part 7082.0100, Subpart 3.F.

4.3.3 Interim Uses:

A. Mining and extraction, subject to performance standards in Section 10.2.

B. Recreational camping vehicles, subject to performance standards in Section 10.15.

C. Solar Energy Systems: Solar Garden or Farm, subject to performance standards in Section 10.12.

D. Vacation rental properties, subject to performance standards in Section 10.30.

4.3.3 ~~Minimum Lot Requirements/Width in square feet:~~

	~~Riparian Lots~~		~~Nonriparian Lots~~	
	~~Area~~	~~Width~~	~~Area~~	~~Width~~
~~Single~~	~~40,000~~	~~150~~	~~40,000~~	~~150~~
~~Duplex~~	~~80,000~~	~~225~~	~~80,000~~	~~265~~

~~Triplex~~	~~120,000~~	~~300~~	~~120,000~~	~~375~~
~~Quad~~	~~160,000~~	~~375~~	~~160,000~~	~~490~~

~~4.3.4 Setbacks:~~

A. ~~**Structure Setbacks:** 100 feet from Ordinary High Water Level *(see exception as noted in Section 4.6.17)*~~

B. ~~**On-Site Sewage System Setbacks:** 75 feet from Ordinary High Water Level~~

C. ~~**Top of Bluff:** 30 feet~~

D. ~~**Side Yard Setback:** 10 Feet~~

E. ~~**Unplatted cemetery:** 50 Feet~~

F. ~~**Right-of-way line of federal, state, or county highway:** 50 Feet~~

G. ~~**Right-of-way line of town road, public street, other legal roads or streets not classified:** 40 Feet~~

H. ~~**Reciprocal Feedlot Setbacks:** These setbacks apply to new structures or uses and do not apply to modifications of additions to established use. Residential structures which serve farm property upon which feedlots are located are exempt from these requirements. Setbacks which apply across district boundaries shall be governed by the requirements of the district which provide for the largest setback. In all instances involving the setback of a residential use from a feedlot or a feedlot from a residential use, the setbacks shall be consistently applied in a manner which produces a reciprocal setback between the two uses. This section shall not limit the authority of the county to require separation between a planned agricultural development and a residential use greater than the provisions governing setbacks in the general districts as set forth below.~~

~~**Structure or Use**~~	~~**Setback from**~~	~~**Setback**~~
~~Single Residence~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Duplex~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Triplex~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Quad~~	~~Feedlot perimeter~~	~~500 Feet~~

4.4 SHORELAND - NATURAL ENVIRONMENT DISTRICT (S-NE):

4.4.1 Permitted Uses:

A. Single family seasonal and year-round residential uses.

1. Single Family Dwelling. Only one primary single family dwelling unit is administratively permittable per lot.
2. Guest Cottages subject to performance standards in Section 4.6.5.A.
3. Guest Quarters subject to performance standards in Section 4.6.5.B.

4. Accessory structures as defined in Section 2.2, including:
   a. Accessory buildings, subject to Section 4.6.13; and
   b. Appurtenance structures, i.e., decks, patios, swimming pools, saunas, etc.

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. ***(AS AMENDED 7 July 2020)***

G. Controlled Access Lots identified as part of a subdivision processed in accordance with Section 10.25 and subject to the standards in Section 4.6.4.

H. Recreational camping vehicles, subject to performance standards in Section 10.15.

4.4.2 Conditional Uses:

A. Parks and playgrounds.

B. Planned Unit Development.

C. Public accesses ~~and controlled accesses~~.

D. Duplexes, 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 18 July 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.~~ ~~***(AS AMENDED 7 July 2020)***~~

J. Controlled Access Lots, processed as a Conditional Use Permit are subject to the standards in Section 4.6.4.

K. Standalone single family dwelling units in excess of one.

1. Are required to conform with section 4.6.1; and
2. Are required to be located within the lot such that each dwelling unit could be located on a conforming single family sized lot if subdivided, Certificate of Survey required.
3. Are required to provide for two (2) septic system locations for each parcel in conformance with Minnesota Administrative Rules, Chapter 7082, Part 7082.0100, Subpart 3.F.

4.4.3 Interim Uses:

A. Mining and extraction, subject to performance standards in Section 10.2.

B. Recreational camping vehicles, subject to performance standards in Section 10.15.

C. Solar Energy Systems: Solar Garden or Farm, subject to performance standards in Section 10.12.

D. Hobbyist Wind Energy Conversion Systems, subject to performance standards in Section 10.12.

E. Vacation rental properties, subject to performance standards in Section 10.30.

4.4.3 ~~Minimum Lot Area/Width in square feet:~~

	~~Riparian Lots~~		~~Nonriparian Lots~~	
	~~Area~~	~~Width~~	~~Area~~	~~Width~~
~~Single~~	~~80,000~~	~~200~~	~~80,000~~	~~200~~
~~Duplex~~	~~120,000~~	~~300~~	~~160,000~~	~~400~~
~~Triplex~~	~~160,000~~	~~400~~	~~240,000~~	~~600~~
~~Quad~~	~~200,000~~	~~500~~	~~320,000~~	~~800~~

4.4.4 ~~Setbacks:~~

A. ~~**Structure Setbacks:** 200 feet from Ordinary High Water Level *(see exception as noted in Section 4.6.17)*~~

B. ~~**On-Site Sewage System Setbacks:** 150 feet from Ordinary High Water Level~~

C. ~~**Top of Bluff:** 30 feet~~

D. ~~**Side Yard Setback:** 10 Feet~~

E. ~~**Unplatted cemetery:** 50 Feet~~

F. ~~**Right-of-way line of federal, state, or county highway:** 50 Feet~~

G. ~~**Right-of-way line of town road, public street, other legal roads or streets not classified:** 40 Feet~~

H. ~~**Vegetative Buffer Setback:** 50 Feet maintained from the Ordinary High Water Level~~

I. ~~**Reciprocal Feedlot Setbacks:** These setbacks apply to new structures or uses and do not apply to modifications of additions to established uses. Residential structures which serve farm property upon which feedlots are located are exempt from these requirements. Setbacks which apply across district boundaries shall be governed by the requirements of the district which provide for the largest setback. In all instances involving the setback of a residential use from a feedlot or a feedlot from a residential use, the setbacks shall be consistently applied in a manner which produces a reciprocal setback between the two uses. This section shall not limit the authority of the county to require separation between a planned agricultural development and a residential use greater than the provisions governing setbacks in the general districts as set forth below.~~

~~**Structure or Use**~~	~~**Setback from**~~	~~**Setback**~~
~~Single Residence~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Duplex~~	~~Feedlot perimeter~~	~~500 Feet~~

Structure or Use	**Setback from**	**Setback**
Triplex	Feedlot perimeter	500 Feet
Quad	Feedlot perimeter	500 Feet

4.5 SHORELAND - RIVERS AND STREAMS DISTRICT (S-RS):

4.5.1 **Purpose:**

This district includes river classifications of transition, agricultural and tributary: lands surrounding all rivers and streams classified as shoreland shall fall in this district.

4.5.2 **Minimum Lot Width Standards:**

There are no minimum lot size requirements for rivers and streams. The lot width standards for single, duplex, triplex and quad residential developments for the river/stream classifications are:

	Transition	**Agricultural/Tributary**
Single	250 Feet	150 Feet
Duplex	375 Feet	225 Feet
Triplex	500 Feet	300 Feet
Quad	625 Feet	375 et

4.5.3 **Setbacks:** *(AS AMENDED 3 July 2007)*

A. **Structure Setbacks:** 150 Feet from Ordinary High Water Level
   1. Transition: 150 Feet from Ordinary High Water Level
   2. Agricultural/Tributary: 150 Feet from Ordinary High Water Level

B. **On-Site Sewage System Setbacks:** 100 feet from Ordinary High Water Level
   1. Transition: 100 Feet from Ordinary High Water Level
   2. Agricultural/Tributary: 100 Feet from Ordinary High Water Level

C. **Top of Bluff:** 30 Feet

D. **Side Yard Setback:** 10 Feet

E. **Unplatted cemetery:** 50 Feet

F. **Right-of-way line of federal, state, or county highway:** 50 Feet

G. **Right-of-way line of town road, public street, other legal roads or streets not classified:** 40 Feet

H. **Vegetative Buffer Setback:** 50 Feet maintained from the Ordinary High Water Level

I. **Reciprocal Feedlot Setbacks:** These setbacks apply to new structures or uses and do not apply to modifications of additions to established uses. Residential structures which serve farm property upon which feedlots are located are exempt from these requirements. Setbacks which apply across district boundaries shall be governed by the requirements of the district which provide for the largest setback. In all instances involving the setback of a residential use from a feedlot or a feedlot from a residential use, the setbacks shall be consistently applied in a manner which produces a reciprocal setback between the two uses. This section shall not limit the authority of the county

~~to require separation between a planned agricultural development and a residential use greater than the provisions governing setbacks in the general districts as set forth below.~~

~~Structure or Use~~	~~Setback from~~	~~Setback~~
~~Single Residence~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Duplex~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Triplex~~	~~Feedlot perimeter~~	~~500 Feet~~
~~Quad~~	~~Feedlot perimeter~~	~~500 et~~

4.5.1 Permitted Uses:

A. Single family seasonal and year-round residential uses.

1. Single Family Dwelling. Only one primary single family dwelling unit is administratively permittable per lot.
2. Guest Cottages subject to performance standards in Section 4.6.5.A.
3. Guest Quarters subject to performance standards in Section 4.6.5.B.
4. Accessory structures as defined in Section 2.2, including:
   a. Accessory buildings, subject to Section 4.6.13; and
   b. Appurtenance structures, i.e., decks, patios, swimming pools, saunas, etc.

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.

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.

I. Controlled Access Lots identified as part of a subdivision processed in accordance with Section 10.25 and subject to the standards in Section 4.6.4.

J. Recreational camping vehicles, subject to performance standards in Section 10.15.

4.5.2 Conditional Uses:

A. Planned Unit Development.

B. Commercial (limited to small scale manufacturing, processing and servicing businesses).

C. Campgrounds, resorts and motels.

D. Duplexes, triplex and quad dwellings.

E. Public accesses.

F. Public/Semipublic/Private recreational facilities characterized by significant open or green space (examples: golf courses, shooting ranges, hunting preserves).

DRAFT

G. Towers, subject to the standards at Section 10.5.

H. Controlled Access Lots, processed as a Conditional Use Permit are subject to the standards in Section 4.6.4.

I. Standalone single family dwelling units in excess of one.

1. Are required to conform with section 4.6.1; and
2. Are required to be located within the lot such that each dwelling unit could be located on a conforming single family sized lot if subdivided, Certificate of Survey required.
3. Are required to provide for two (2) septic system locations for each parcel in conformance with Minnesota Administrative Rules, Chapter 7082, Part 7082.0100, Subpart 3.F.

4.5.3 Interim Uses:

A. Mining and extraction, subject to performance standards in Section 10.2.

B. Recreational camping vehicles, subject to performance standards in Section 10.15.

C. Solar Energy Systems: Solar Garden or Farm, subject to performance standards in Section 10.12.

D. Vacation rental properties, subject to performance standards in Section 10.30.

DRAFT

5 RESIDENTIAL DISTRICT (R)

5.1 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.

5.2 PERMITTED USES:

A. Single Family Dwelling. Only one primary single family dwelling unit is administratively permittable per lot.

B. Two-Family Dwellings. Only one two-family dwelling unit is administratively permittable 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. ***(AS AMENDED 7 July 2020)***

H. Accessory Solar Energy Systems: Residential/Personal, subject to the performance standards in Section 10.12. ***(AS AMENDED 7 July 2020)***

I. Accessory Dwelling Unit, limited to one administratively permittable per lot or parcel which meets or exceeds the zoning district minimum lot area.

J. Accessory structures as defined in Section 2.2, including:

1. Accessory buildings, subject to Section 5.6.1; and
2. Appurtenance structures, i.e., decks, patios, swimming pools, saunas, etc.

K. Recreational camping vehicles, subject to performance standards in Section 10.15.

5.3 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.

DRAFT

H. Other uses of the same general character as those ~~listed above~~ identified, provided they are uses that are not more concentrated or intensive than the uses ~~listed above~~ identified, produce no greater impact on the neighborhood than those ~~listed above~~ identified, 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. Accessory Dwelling Units in excess of one per lot or parcel.

L. ~~Vacation rental properties, subject to the performance standards in Section 10.30. *(AS AMENDED 7 July 2020)*~~

M. ~~Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12. *(AS AMENDED 7 July 2020)*~~

5.4 INTERIM USES

A. Vacation rental properties, subject to the performance standards in Section 10.30.

B. Recreational camping vehicles, subject to performance standards in Section 10.15.

C. Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12.

D. Other uses of the same general character as those identified, provided they are uses that are not more concentrated or intensive than the uses identified, produce no greater impact on the neighborhood than those identified, and are not incompatible with existing adjacent uses.

DRAFT

6 NON - INTENSIVE AGRICULTURE (A-1)

6.1 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.

6.2 PERMITTED USES:

A. Accessory On-Farm Enterprise (AOFE), subject to performance standards in Section 10.XX.

B. Accessory Solar Energy Systems: Agricultural/Farm Use, subject to performance standards in Section 10.12. ***(AS AMENDED 7 July 2020)***

C. Accessory structures.

D. Single family dwelling. Maximum of two (2) single family dwelling units, provided a six (6) acre minimum lot size, located on an agricultural farm as defined in Section 2.2.

E. Agricultural, horticultural (not including cannabis), aquacultural and silvicultural activities including the pasturing of domestic livestock and exotic animals and birds, and existing animal feedlots.

F. ~~Agricultural structures.~~

G. Antennae when mounted on a rooftop or along a building or other structure.

H. Existing golf courses and other similar commercial recreational facilities.

I. Farm drainage systems, flood control and watershed/erosion control devices meeting all County, State and Federal minimum regulations.

J. Accessory Dwelling Unit, limited to one administratively permittable per lot or parcel. ~~Guest cottage or guest quarter, subject to performance standards in Section 10.8~~.

K. Home occupations meeting Section 10.9 requirements.

L. Vacation rental use, subject to performance standards in Section 10.30.3.2.a.

M. Parks and playgrounds.

N. Recreational camping vehicles ~~used for seasonal, intermittent recreational or guest use~~, subject to performance standards in Section 10.15.

O. Special events, non cannabis related, with a capacity of less than two hundred (200) people, subject to performance standards in Section 10.29.4.D.4.

P. Non-commercial storage of uninhabited recreational camping vehicles, which are owned by the property owner or immediate family members of the property owner, subject to performance standards in Section 10.15.

6.3 CONDITIONAL USES:

A. Accessory On-Farm Enterprise (AOFE), subject to performance standards in Section 10.XX.

B. Single family dwelling. More than two (2) single family dwelling units, provided a six (6) acre minimum lot size, located on an agricultural farm as defined in Section 2.2.

C. Manufacturing/Processing-light (including cannabis in accordance with Ordinance 202405).

D. Cemeteries.

E. Educational and religious facilities ~~institutions and incidental uses when situated on the same site or unit of property~~.

F. Game farms, shooting ranges and commercial hunting establishments.

G. Home occupations.

H. Motor vehicle salvage facility, subject to performance standards in Section 10.14.

I. Municipal wastewater treatment facilities.

J. 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.

K. 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.

L. 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.

M. Restaurants, convenience stores, gas stations, on/off sale liquor sales.

N. Solid waste processing facilities and sanitary landfills provided they meet all applicable County and State laws.

O. New or expanded feedlots ~~requiring a permit or agreement under Minnesota Pollution Control Agency rules or a Verification of Compliance from Pope County~~ with a capacity of up to 200 animal units, subject to performance standards in Section 10.3.

P. Commercial storage units, subject to performance standards in Section 10.6.

Q. Towers, subject to performance standards in Section 10.5.

R. Cannabis Cultivation Facility.

S. Accessory Dwelling Units in excess of one per lot or parcel.

T. Other uses of the same general character as those identified, provided they are uses that are not more concentrated or intensive than the uses identified, produce no greater impact on the neighborhood than those identified, and are not incompatible with existing adjacent uses.

6.4 INTERIM USES:

A. 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. An annual inspection is required to validate applicable status.

B. Accessory On-Farm Enterprise (AOFE), subject to performance standards in Section 10.XX.

C. Mining and extraction, subject to performance standards in Section 10.2.

D. Non-confinement feeding areas, subject to performance standards in Section 10.3.

E. Seasonal worker housing.

F. Recreational camping vehicles ~~used either as temporary living quarters or for seasonal, intermittent recreational use greater than ninety (90) days~~, subject to performance standards in Section 10.15.

G. Solar Energy Systems: Solar Garden or Farm, subject to performance standards in Section 10.12. ***(AS AMENDED 7 July 2020)***

H. Special event, cannabis.

I. Special events, non cannabis related, with a capacity of more than two hundred (200) people, subject to performance standards in Section 10.29.

J. Vacation rental properties, subject to performance standards in Section 10.30.

K. Wind Energy Conversion Systems, subject to performance standards in Section 10.12.

L. Other uses of the same general character as those identified, provided they are uses that are not more concentrated or intensive than the uses identified, produce no greater impact on the neighborhood than those identified, and are not incompatible with existing adjacent uses.

DRAFT

7 AGRICULTURE PROTECTION (A-2)

7.1 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.

7.2 PERMITTED USES:

A. Accessory On-Farm Enterprise (AOFE), subject to performance standards in Section 10.XX.

B. Accessory Solar Energy Systems: Agricultural/Farm Use, subject to performance standards in Section 10.12. ***(AS AMENDED 7 JULY 2020)***

C. Accessory structures.

D. Single family dwelling. Maximum of two (2) single family dwelling units, provided a six (6) acre minimum lot size, located on an agricultural farm as defined in Section 2.2.

E. Agricultural, horticultural (not including cannabis), aquacultural and silvicultural activities including the pasturing of domestic livestock and exotic animals and birds and including existing animal feedlots and new or expanded feedlots ~~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)***

F. ~~Agricultural structures.~~

G. Antennae when mounted on a rooftop or along a building or other structure.

H. Existing golf courses and other similar commercial recreational facilities.

I. Farm drainage systems, flood control and watershed/erosion control devices meeting all County, State, and Federal minimum regulations.

J. Accessory Dwelling Unit, limited to one administratively permittable per lot or parcel. ~~Guest cottage or guest quarter, subject to performance standards in Section 10.8~~.

K. Home occupations meeting Section 10.9 requirements.

L. Vacation rental use, subject to performance standards in Section 10.30.3.2.a.

M. Parks and playgrounds.

N. Recreational camping vehicles ~~used for seasonal, intermittent recreational or guest use~~, subject to performance standards in Section 10.15.

O. Special events, non cannabis related, with a capacity of less than two hundred (200) people, subject to performance standards in Section 10.29.4.D.4.

P. Non-commercial storage of uninhabited recreational camping vehicles, which are owned by the property owner or immediate family members of the property owner, subject to performance standards in Section 10.15.

DRAFT

7.3 CONDITIONAL USES:

A. Accessory On-Farm Enterprise (AOFE), subject to performance standards in Section 10.XX.

B. Single family dwelling. More than two (2) single family dwelling units, provided a six (6) acre minimum lot size, located on an agricultural farm as defined in Section 2.2.

C. Manufacturing/Processing-light (including cannabis in accordance with Ordinance 202405).

D. Cemeteries.

E. Expansion of existing golf courses.

F. Game farms, shooting ranges, and commercial hunting establishments.

G. Home occupations.

H. Motor vehicle salvage facilities, subject to performance standards in Section 10.14.

I. Municipal wastewater treatment facilities.

J. New and expanded feedlots having a permitted capacity of up to 2000 animal units.

K. 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.

L. Solid waste processing facilities and sanitary landfills provided they meet all applicable County and State laws.

M. Commercial storage units, subject to performance standards in Section 10.6.

N. Towers, subject to performance standards in Section 10.5.

O. Cannabis Cultivation Facility.

P. Accessory Dwelling Units in excess of one per lot or parcel.

Q. Educational and religious facilities.

R. Other uses of the same general character as those identified, provided they are uses that are not more concentrated or intensive than the uses identified, produce no greater impact on the neighborhood than those identified, and are not incompatible with existing adjacent uses.

7.4 INTERIM USES

A. 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. An annual inspection is required to validate applicable status.

B. Accessory On-Farm Enterprise (AOFE), subject to performance standards in Section 10.XX.

C. Adult oriented use, subject to performance standards in Section 10.1.

D. Mining and extraction, subject to performance standards in Section 10.2.

E. Non-confinement feeding areas, subject to performance standards in Section 10.3.

F. Seasonal worker housing.

G. Recreational camping vehicles ~~used either as temporary living quarters or for seasonal, intermittent recreational use greater than ninety (90) days~~, subject to performance standards in Section 10.15.

H. Solar Energy Systems: Solar Garden or Farm, subject to performance standards in Section 10.12. ***(AS AMENDED 7 JULY 2020)***

I. Special event, cannabis.

J. Special events, non cannabis related, with a capacity of more than two hundred (200) people, subject to performance standards in Section 10.29.

K. Vacation rental properties, subject to performance standards in Section 10.30.

L. Wind Energy Conversion Systems, subject to performance standards in Section 10.12.

M. Other uses of the same general character as those identified, provided they are uses that are not more concentrated or intensive than the uses identified, produce no greater impact on the neighborhood than those identified, and are not incompatible with existing adjacent uses.

DRAFT

SECTION 8. COMMERCIAL (C) & INDUSTRIAL (I)

8.1 COMMERCIAL (C)

8.1.1 Purpose:

The purpose of this district is to provide a location for commercial uses along a federal, state, county or local road or in locations consistent with those indicated in the Pope County Comprehensive Land Use Plan which may be incompatible with other land uses elsewhere in the county.

All uses are subject to the submittal of a site Stormwater Management Plan, see section 8.3.4. and 10.24 for required performance standards.

8.1.2 Permitted Uses:

A. **Commercial, Group I-Retail and Service Establishments:**

1. Agricultural related equipment sales and service.
2. Automotive sales and sales lots.
3. Auction Facilities, vehicle and equipment.
4. Building materials sales.
5. Equipment rental, sales and service.
6. Convenience stores.
7. Florist shops, plant nurseries (not including cannabis cultivation as defined in 202405) and garden supplies sales.
8. Manufactured homes and travel trailer sales.
9. Motor or appliance repair shops and showrooms.
10. Seed, fertilizer, feed and petroleum products sales.
11. Retail sales (including Cannabis when in conformance with Ordinance 202405).
12. Wholesale businesses with no outdoor storage (including Cannabis when in conformance with Ordinance 202405).
13. Any similar commercial use not specifically stated, implied or regulated elsewhere in this section, deemed by the ~~Planning Advisory Commission~~ Administrator to be of the same general character, as those permitted uses listed in this section.

B. **Commercial, Group II-Professional Facilities and Services:**

1. Athletic clubs, fitness centers, martial arts studios.
2. Contractor's offices, shop and showroom.
3. Daycare, commercial.
4. Hotels, motels, motor lodges and resorts.
5. Mini or seasonal storage facility, subject to performance standards in Section 10.6.
6. Office buildings.

DRAFT

7. Veterinary clinics or offices with no outside kennels.
8. Any similar commercial use not specifically stated, implied or regulated elsewhere in this section, deemed by the ~~Planning Advisory Commission~~ Administrator to be of the same general character, as those permitted uses listed in this section.

C. **Commercial, Group III-Recreational Facilities:**

1. Indoor- Ballrooms, Billiard halls, Ice/Roller Skating facilities, etc.
2. Outdoor-Miniature golf courses, driving ranges, go-cart tracks, water slides, etc.
3. Any similar commercial use not specifically stated, implied or regulated elsewhere in this section, deemed by the ~~Planning Advisory Commission~~ Administrator to be of the same general character, as those permitted uses listed in this section.

D. **Commercial, Group IV-Other Uses:**

1. Agriculture, including farm dwellings and agricultural structures, but not including agricultural or commercial feedlots.
2. Essential services, subject to performance standards in Section 10.7.
3. Hobbyist Wind Energy Conversion Systems, subject to performance standards in Section 10.12.
4. Signage structures, subject to performance standards in Section 8.3.7.
5. Any similar commercial use not specifically stated, implied or regulated elsewhere in this section, deemed by the ~~Planning Advisory Commission~~ Administrator to be of the same general character, as those permitted uses listed in this section.

E. Expansion, alteration or replacement of existing residential dwellings.

F. Accessory structures.

8.1.3 Conditional Uses:

A. Restaurants, Bars, lounges, clubs, lodges, and dance halls (public or private).

B. Car washes (when separate from Auto Service).

C. Gas stations, vehicle service garages and facilities.

D. Kennels.

E. New residential dwellings.

F. Recycling Center in accordance with the Pope County Solid Waste Disposal Ordinance No. 4.

G. Shopping and entertainment malls.

H. Towers, subject to performance standards in Section 10.5.

I. Cannabis Cultivation Facility.

J. Any similar commercial use not specifically stated, implied or regulated elsewhere in this section, deemed by the Planning Advisory Commission to be of the same general character, as those permitted and conditional uses listed in this section.

8.1.4 Interim Uses:

A. Contractor's storage yards (not to be confused with scrap/dismantling yards).

B. Mining and extraction, subject to performance standards in Section 10.2.

C. Solar Energy Systems: Solar Garden or Farm, subject to performance standards in Section 10.12.

D. Wind Energy Conversion Systems, subject to performance standards in Section 10.12.

E. Any similar commercial use not specifically stated, implied or regulated elsewhere in this section, deemed by the Planning Advisory Commission to be of the same general character, as those permitted uses listed in this section.

DRAFT

8.2 INDUSTRIAL (I)

8.2.1 Purpose:

The purpose of this district is to provide a location for commercial/industrial uses along a federal, state, county or local road or in locations consistent with those indicated in the Pope County Comprehensive Land Use Plan which may be incompatible with other land uses elsewhere in the county.

All uses are subject to the submittal of a site Stormwater Management Plan, see section 8.3.4. and 10.24 for required performance standards.

8.2.2 Permitted Uses:

A. **Industrial, Group I-Retail and Service Establishments:**

1. Agricultural related equipment sales and service.
2. Automotive sales and sales lots.
3. Auction Facilities, vehicle and equipment.
4. Building materials sales.
5. Equipment rental, sales and service.
6. Convenience stores.
7. Florist shops, plant nurseries (not including cannabis cultivation as defined in 202405) and garden supplies sales.
8. Manufactured homes and travel trailer sales.
9. Motor or appliance repair shops and showrooms.
10. Seed, fertilizer, feed and petroleum products sales.
11. Retail sales (including Cannabis when in conformance with Ordinance 202405).
12. Wholesale businesses with no outdoor storage (including Cannabis when in conformance with Ordinance 202405).
13. Any similar industrial use not specifically stated, implied or regulated elsewhere in this section, deemed by the ~~Planning Advisory Commission~~ Administrator to be of the same general character, as those permitted uses listed in this section.

B. **Industrial, Group II-Professional Facilities and Services:**

1. Athletic clubs, fitness centers, martial arts studios.
2. Contractor's offices, shop, showroom and storage yards less than 50,000 square feet per storage yard.
3. Daycare, commercial.
4. Hotels, motels, motor lodges and resorts.
5. Office.
6. Veterinary clinics or offices with no outside kennels.
7. Any similar industrial use not specifically stated, implied or regulated elsewhere in this section, deemed by the ~~Planning Advisory Commission~~ Administrator to be of the same general character, as those permitted uses listed in this section.

DRAFT

C. **Industrial, Group III-Manufacturing, Processing and Storage Facilities:**

1. Manufacturing/Processing-light (not including cannabis product).
2. Mini or seasonal storage facility, subject to performance standards in Section 10.6.
3. Warehouse (including Cannabis when in conformance with Ordinance 202405).
4. Feed storage/Grain elevators.
5. Transportation or freight terminal.
6. Any similar industrial use not specifically stated, implied or regulated elsewhere in this section, deemed by the ~~Planning Advisory Commission~~ Administrator to be of the same general character, as those permitted uses listed in this section.

D. **Industrial, Group IV-Other:**

1. Accessory Solar Energy Systems: Industrial facility/on-site use, subject to performance standards in Section 10.12. ***(AS AMENDED 7 July 2020)***
2. Agriculture, including farm dwellings and agricultural structures, but not including agricultural or commercial feedlots.
3. Antennae when mounted on a rooftop or along a building or other structure.
4. Experimental Wind Energy Conversion Systems, subject to performance standards in Section 10.12.
5. Signage structures, subject to performance standards in Section 10.XX.
6. Essential services, subject to performance standards in Section 10.7.
7. Recycling Center in accordance with the Pope County Solid Waste Disposal Ordinance No. 4.
8. Any similar industrial use not specifically stated, implied or regulated elsewhere in this section, deemed by the ~~Planning Advisory Commission~~ Administrator to be of the same general character, as those permitted uses listed in this section.

E. Accessory structures.

8.2.3 Conditional Uses:

A. Agricultural products processing.
B. Alcohol fuel plants.
C. Animal hospitals.
D. Bulk liquid storage.
E. Car washes (when separate from Auto Service).
F. Contractor's offices and storage yards greater than 50,000 square feet per storage yard.
G. Kennels.
H. Manufacturing/Processing (including Cannabis when in conformance with Ordinance 202405):

1. Heavy.
2. Intensive.

DRAFT

I. Motor vehicle salvage facilities, subject to performance standards in Section 10.14.

J. Pawn broker.

K. Restaurants, cafes, bars and taverns.

L. Sewage treatment plants.

M. Single-family housing.

N. Solid waste management facilities in accordance with the Pope County Solid Waste Disposal Ordinance No. 4.

O. Towers, subject to performance standards in Section 10.5.

P. Transfer station.

Q. Truck stops, gas stations, vehicle service garages and facilities.

R. Cannabis Cultivation Facility.

S. Any similar industrial use not specifically stated, implied or regulated elsewhere in this section, deemed by the Planning Advisory Commission to be of the same general character, as those permitted uses listed in this section, provided they are not incompatible with existing adjacent uses.

8.2.4 Interim Uses:

A. Asphalt and concrete mixing plants, portable.

B. Dwelling units for security persons and their families located on the premises where they are employed.

C. Mining and extraction, subject to performance standards in Section 10.2.

D. Solar Energy Systems: Solar Garden or Farm, subject to performance standards in Section 10.12.

E. Wind Energy Conversion Systems, subject to performance standards in Section 10.12.

F. Any similar industrial use not specifically stated, implied or regulated elsewhere in this section, deemed by the Planning Advisory Commission to be of the same general character, as those permitted uses listed in this section, provided they are not incompatible with existing adjacent uses.

DRAFT