Planning Advisory Commission
June 25, 2026
Ordinance Amendments

POPE COUNTY MINNESOTA

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STAFF REPORT

Ordinance Amendment

Initiator: Pope County Land and Resource Management Department

Ordinance Title and History: Pope County Land Use Controls Ordinance

With the adoption of the Pope County Land Use Controls Ordinance (LUCO) by the Board of County Commissioners in December of 1999, county wide zoning and performance standards were instituted. The primary objectives of county wide zoning and land use planning is for the protection of public health, safety and welfare through limiting the degradation of sensitive environmental features, preserving valuable soil resources for agriculture purposes, identifying appropriate locations for commercial and industrial development, and providing for the housing needs of the community. These functions and uses work in tandem to limit disorderly development and to provide for a more stable population base, resulting in long-term economic sustainability for Pope County.

Sections: The following sections of the LUCO are under consideration for amendment:

- ***Section 2.2*** *Definitions*
- ***Section 4.6.1 - 4.6.9*** *Shoreland Performance Standards*
- ***Section 4.6.13, 5.6.1*** *Steel Buildings, Pole Structures, and Other Dwellings*
- ***Sections 4 - 8*** *Zoning Districts Permitted, Conditional and Interim Uses*
- ***Section 10.8*** *Guest Cottage & Guest Quarters*
- ***Section 10.10*** *Impervious Surface*

Discussion: Staff has initiated the proposed amendments in compliance with the following goal as established in the 2018 Pope County Comprehensive Land Use Plan.

> *...there is to be a thorough review of the County's zoning and subdivision ordinances to identify those parts that are unclear or inconsistent with the Comprehensive Plan or other county policies and make the appropriate amendments.*

This proposed amendment provides clarification in the ordinance language and associated performance standards in an effort to have a positive effect on land resources.

Summary of Proposed Ordinance Amendments

Definitions

The proposed amendments revise ordinance definitions to:

- Distinguish between Accessory Building Structures (garages, sheds, workshops, ADUs, agricultural structures, and storage buildings) and Appurtenant Structures (decks, patios, pools, saunas, and similar improvements).
- Clarify the definition of Guest Quarters as sleeping accommodations within an accessory structure that do not contain kitchen facilities and are not the primary use of the building.
- Expand and clarify the definition and purpose of Vegetative Buffers to emphasize shoreline stabilization, water quality protection, and riparian habitat preservation.

Shoreland Lot Standards

The amendments establish new lot area and lot width standards for:

- Multiple standalone dwelling units on a single parcel.

Lots of Record

The amendments revise shoreland lot-of-record provisions to align with Minnesota Statutes and clarify when substandard lots may be developed without a variance.

Structure Placement and Setbacks

- The amendments consolidate and clarify shoreland structure standards by:
- Establishing shoreland structure and septic setbacks by district.
- Clarifying setback averaging provisions.
- Codifying bluff impact zone restrictions.
- Recodifying reciprocal feedlot setback standards for residential development in shoreland districts.
- Clarifying deck encroachment standards for structures that predate shoreland regulations.

Controlled Access Lots

- The amendments substantially revise controlled access lot regulations by:
- Allowing for non-riparian parcel owners' rights of access through a shared riparian parcel.

- Establishing standards for ownership and management.
- Limiting watercraft mooring (1 per lot served).
- Requiring vegetation management plans and shoreline buffering.
- Limiting impervious surface coverage (12%).
- Prohibiting overnight camping and residential uses.
- Allowing a single storage structure while prohibiting dwelling units and commercial uses.

Guest Cottages and Guest Quarters

- The amendments create performance standards for guest cottages and guest quarters, including:
- Maximum size limitations.
- Septic system requirements.
- Design and placement standards.
- Restrictions on converting nonconforming boathouses or accessory structures into guest accommodations.

Accessory Structures

- The amendments revise accessory structure standards by clarifying exemptions for agricultural structures and appurtenant structures.

Zoning District Use Amendments

- The amendments update permitted, conditional, and interim uses in several zoning districts by:

Shoreland Districts

- Clarifying that Guest Cottages and Guest Quarters are permitted uses subject to performance standards.
- Adding Controlled Access Lots as a permitted or conditional use when processed through subdivision or CUP review.
- Establishing standards for additional standalone dwelling units on a parcel through the conditional use process.

Residential District

- Clarifying that one Accessory Dwelling Unit (ADU) is permitted administratively per qualifying lot, with additional ADUs requiring a Conditional Use Permit.

Agricultural Districts (A-1 and A-2)

- Clarifying that one Accessory Dwelling Unit is permitted administratively per qualifying lot.
- Adding provisions for additional ADUs through the Conditional Use Permit process.
- Adding religious facilities as a Conditional Use in the A-1 Agricultural District.
- Addition educational and religious facilities as a Conditional Use in the A-2 Agricultural District
- Updating interim use language related to wind energy systems and recreational camping vehicles.

Staff Analysis

Staff finds that the proposed amendments primarily serve to clarify ordinance language, establish consistent development standards, modernize shoreland regulations, and provide clearer administrative guidance for applicants and staff. The amendments also provide additional flexibility for residential development while maintaining protections for shoreland resources, septic system suitability, and neighborhood compatibility.

The addition of educational and religious facilities as a Conditional Use in the A-1 and A-2 Agricultural Districts provides a review process for these community-serving uses while maintaining Planning Commission and County Board oversight to evaluate potential impacts on surrounding agricultural operations and rural land uses.

Staff finds the proposed amendments are consistent with the goals of the Pope County Comprehensive Plan and promote orderly growth, resource protection, and effective ordinance administration.

Staff Recommendation

Staff recommends approval of the proposed amendments to the Pope County Land Use Controls Ordinance and recommends forwarding a positive recommendation to the Pope County Board of Commissioners for adoption.

Findings Supporting Approval

Staff finds that the proposed amendments:

1. Clarify and modernize existing ordinance language to improve interpretation and administration.
2. Establish clear and consistent standards for accessory structures, guest accommodations, controlled access lots, and residential development within shoreland districts.
3. Improve consistency between ordinance definitions, performance standards, and zoning district regulations.

4. Align shoreland regulations with current state standards and best practices for resource protection.
5. Promote protection of shoreland resources, water quality, septic suitability, and natural features.
6. Provide clear standards for property owners, developers, and staff while reducing ambiguity in ordinance administration.
7. Allow for reasonable residential development opportunities while maintaining compatibility with surrounding land uses.
8. Provide a review process for educational and religious facilities within the A-1 and A-2 Agricultural Districts through the Conditional Use Permit process, allowing site-specific evaluation of potential impacts on agricultural operations and neighboring properties.
9. Are generally consistent with the goals and policies of the Pope County Comprehensive Plan.

Supplemental Information

Supplemental Information Attachment 1:

DRAFT – Land Use Controls Ordinance, Section 2.2 Definitions

(Land & Resource Management, June 2026)

SECTION 2.2: DEFINITIONS

(3) Accessory structure: ~~Any structure which is not the primary dwelling unit, is used for onsite storage of personal belongings or personal use, e.g., garages, barns, sheds, workshops and ADUs.~~

a. **Accessory Building Structures:** Any structure which is not the primary dwelling unit, is used for onsite storage of personal belongings or personal use, e.g., garages, barns, sheds, workshops and ADUs.

1. **Agricultural Structure:** A structure whose use is for agricultural purposes, including farm machinery storage, crop storage or housing livestock which is associated with an agriculture operation.

2. **Garage:** A residential, private building or portion of a building, typically associated with a primary dwelling unit, used mainly for the storage of motor vehicles.

3. **Storage Structure/Unit:** A structure used for storage purposes of personal property.

4. **Yard Shed:** A structure meeting the definition of an accessory structure which is less than 144 square feet.

b. **Appurtenant Structures:** Any structure which is ancillary to the primary dwelling, i.e. decks, patios, swimming pools, saunas, etc.

(54) Guest quarter: An area of an accessory structure that contains sleeping space, does not include kitchen facilities, and is not the primary use of the structure. ~~An inhabitable living space in an accessory building.~~

(130) Vegetative Buffer: ~~a strip of~~ an area consisting of well-rooted, perennial, natural vegetation including ~~consisting of~~ a mixture of grasses, shrubs and trees, and excluding invasive plants and noxious weeds, which is adjacent to all bodies of water within the state. The purpose for which is to protect the water resources of the state from runoff pollution; stabilizes soils, shores, and banks; and protects or provides riparian corridors.

DRAFT

Supplemental Information Attachment 2:

DRAFT – Land Use Controls Ordinance, Section 4.6.1-4.6.9 Shoreland Performance Standards

(Land & Resource Management, June 2026)

~~**4.6.1 Bluff Impact Zones**~~

4.6.1 Lot Area & Width Standards

A. After the effective date of this ordinance, all new lots must meet the minimum lot area and lot width requirements in this section, subject to the following standards:

1. Only lands above the ordinary high water level can be used to meet lot area and width standards.
2. Lot width standards must be met at both the ordinary high water level and at the building line.
3. Residential subdivisions with dwelling unit densities exceeding those listed below are allowed only if designed and approved as residential PUDs under section 10.17 and processed as Conditional Use Permits in accordance with section 11.5 of this ordinance.
4. All lots created must have area available for a minimum of two soil treatment and dispersal areas that are able to fit on a lot configuration meeting the single lot size requirements as described below, unless approved as part of a PUD or cluster development.

B. **Minimum Lot Area and Width Standards**

Shoreland Zoning District	Type of Dwelling Unit	Riparian Lots		Nonriparian Lots	
		Area	Width	Area	Width
S-GD	Single	20,000 sq ft	100 ft	40,000 sq ft	150 ft
	Duplex	40,000 sq ft	180 ft	80,000 sq ft	265 ft
	2 Standalone Dwelling Units	40,000 sq ft	200 ft	80,000 sq ft	300 ft
	Triplex	60,000 sq ft	260 ft	120,000 sq ft	375 ft
	3 Standalone Dwelling Units	60,000 sq ft	300 ft	120,000 sq ft	450 ft
	Quad	80,000 sq ft	340 ft	160,000 sq ft	490 ft
	4 Standalone Dwelling Units	80,000 sq ft	400 ft	160,000 sq ft	600 ft
S-RD	Single	40,000 sq ft	150 ft	40,000 sq ft	150 ft
	Duplex	80,000 sq ft	225 ft	80,000 sq ft	265 ft
	2 Standalone Dwelling Units	80,000 sq ft	300 ft	80,000 sq ft	300 ft
	Triplex	120,000 sq ft	300 ft	120,000 sq ft	375 ft

Shoreland Zoning District	Type of Dwelling Unit	Riparian Lots		Nonriparian Lots	
		Area	Width	Area	Width
	3 Standalone Dwelling Units	120,000 sq ft	450 ft	120,000 sq ft	450 ft
	Quad	160,000 sq ft	375 ft	160,000 sq ft	490 ft
	4 Standalone Dwelling Units	160,000 sq ft	600 ft	160,000 sq ft	600 ft
S-NE	Single	80,000 sq ft	200 ft	80,000 sq ft	200 ft
	Duplex	120,000 sq ft	300 ft	160,000 sq ft	400 ft
	2 Standalone Dwelling Units	120,000 sq ft	400 ft	160,000 sq ft	400 ft
	Triplex	160,000 sq ft	400 ft	240,000 sq ft	600 ft
	3 Standalone Dwelling Units	160,000 sq ft	600 ft	240,000 sq ft	600 ft
	Quad	200,000 sq ft	500 ft	320,000 sq ft	800 ft
	4 Standalone Dwelling Units	200,000 sq ft	800 ft	320,000 sq ft	800 ft
S-RS	Single	3 acres	250 ft	3 acres	250 ft
	Duplex		375 ft		375 ft
	2 Standalone Dwelling Units		500 ft		500 ft
	Triplex		500 ft		500 ft
	3 Standalone Dwelling Units		750 ft		750 ft
	Quad		625 ft		625 ft
	4 Standalone Dwelling Units		1,000 ft		1,000 ft

~~4.6.2 Access Lots and Easements~~ ***~~(AS AMENDED 3 July 2007)~~***

4.6.2 Lots of Record:

A. Shoreland ~~L~~lots of record are those lots which existed in the County Recorder's office prior to April 5, 1972. Development of such lots may be allowed as a building site without variances from lot size requirements, only if it is consistent with Minnesota Statutes, Chapter 394, Section 394.36, Subdivision 5, and provided that:

1. All structure and septic system setback distance requirements can be met;
2. A Type I sewage treatment system consistent with Minnesota Rules, Chapter 7080, can be installed or the lot is connected to a public sewer; and
3. The impervious surface coverage does not exceed 25 percent of the lot.

~~, which are located in a shoreland district and which do not meet the requirements of this section may be allowed as building sites provided:~~

4. ~~Such use is permitted in the zoning district;~~
5. ~~The lot is in separate ownership from abutting lands at all times since it became substandard. If, they are in a group of two or more contiguous lots under the same ownership, and an individual lot does not meet the requirements of this ordinance, the lot must not be considered as a separate parcel of land for the purposes of sale or development.~~
6. ~~All sanitary, dimensional and setback requirements of this ordinance are complied with.~~

B. For parcels of less than 10,000 square foot area with existing development, which are located in a shoreland district and which were parcels of record prior to April 5, 1972 the following shall apply:

1. The minimum structure setback from State or County Highway right-of-way is 25 ft.;
2. The minimum structure setback from other roads and streets is 20 ft.;
3. The minimum structure setback from side lot property line is 5 ft.;
4. The minimum sewage system setback from property lines or the road right-of-way is 5 ft.

~~4.6.3 Decks:~~

4.6.3 Placement, Height, and Design of Structures *(AS AMENDED 1 June 2021)*

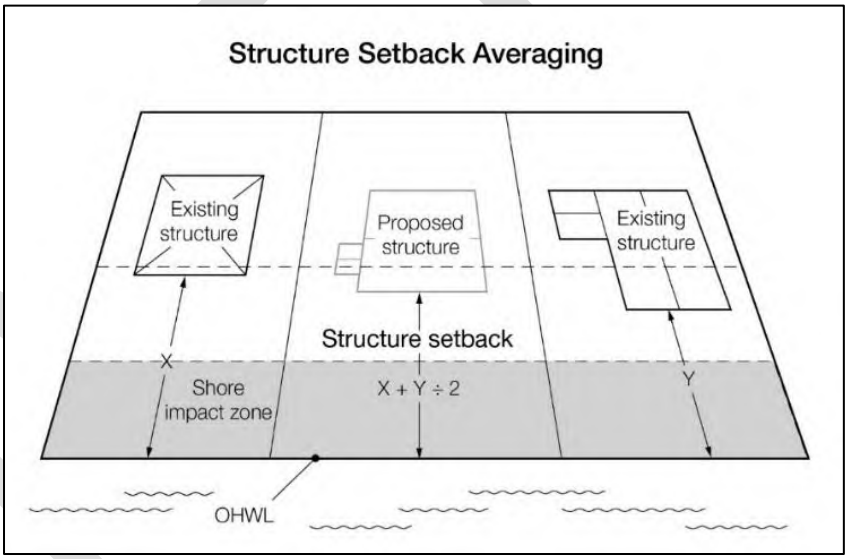
A. **Placement of Structures and Subsurface Sewage Treatment Systems on Lots**

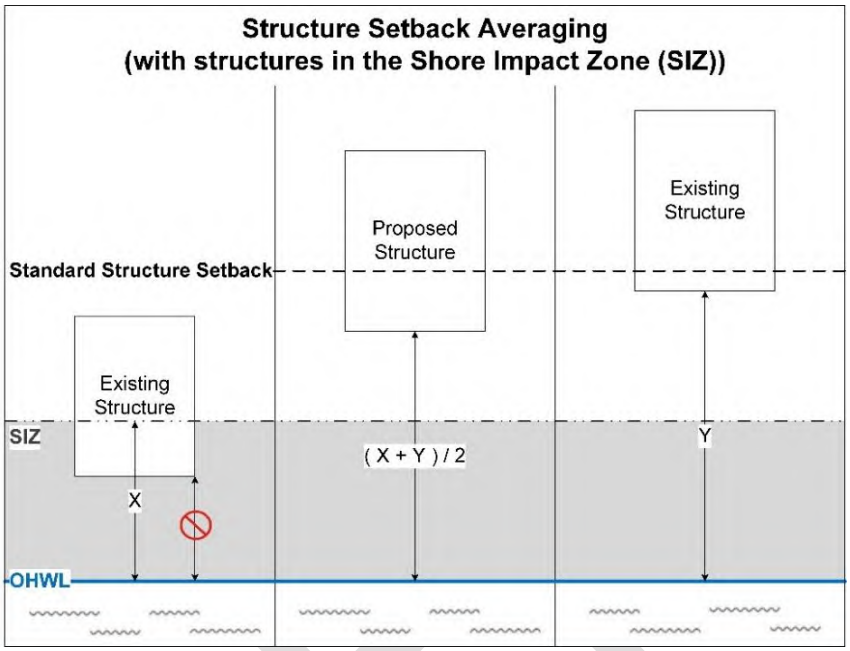
When more than one setback applies to a site, structures and facilities must be located to meet all setbacks, and comply with the following provisions:

1. **OHWL Setbacks:** Structures, and subsurface sewage treatment systems (SSTS) must meet the following setbacks from the Ordinary High Water Level (OHWL), except that one water-oriented accessory structure, designed in accordance with Section 4.6.17 of this ordinance, may be set back a minimum distance of ten (10) feet from the OHWL:

Zoning District	Structure Setback from OHWL	SSTS Setback from OHWL
S-GD	75 ft	50 ft
S-RD	100 ft	75 ft
S-NE	200 ft	150 ft
S-RS	150 ft	100 ft

2. **Setback averaging:** Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the OHWL, provided the proposed structure is not located in a shore impact zone or in a bluff impact zone. In reference to the following diagram however, neither x nor y may be a number less than the shore impact zone.





3. **Setbacks of Decks:** ~~The Administrator may issue a Land Use Permit for an open deck that does not meet structural setback from lake requirements if the following is met~~ Decks may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria are met:

   a. The residential structure existed prior to the ~~For lots that were not developed prior to~~ adoption of ~~this~~ the Pope County Shoreland Management O~~o~~rdinance **(April 5, 1972)**~~, full setback requirements shall apply to decks~~;

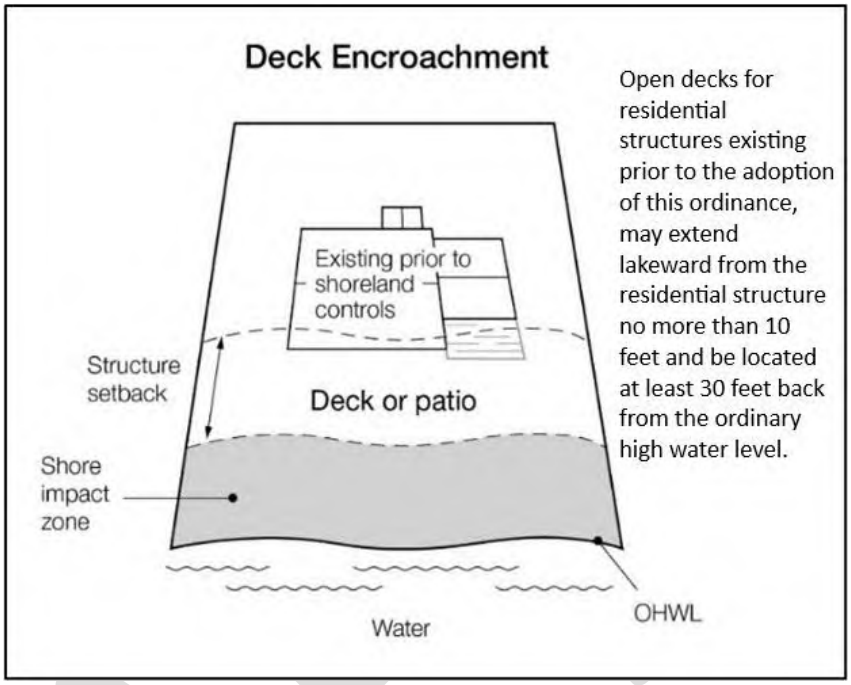
   b. A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding ordinary high water level setback of the structure;

   c. There is no roof or other enclosure over the open deck other than normal roof overhang of 3 ft. or less on structures;

   d. The open deck meets other setback requirements;

   e. The open deck extends lakeward from dwelling no more than 10 ft. and is at least 30 ft. back from ordinary high water mark; and

   f. The deck does not constitute any enclosed area either above or below the floor.



4. **Additional structure setbacks:** Structures must also meet the following setbacks, regardless of the waterbody classification:

Setback from:	Setback
Top of Bluff	30 ft
Side Yard	10 ft
Unplatted cemetery	50 ft
Right-of-way line of federal, state, or county highway	50 ft
Right-of-way line of town road, public street, other legal roads or streets not classified	40 ft
Feedlot Perimeter to Residential Structure	500 ft

5. **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.

6. **Bluff Impact Zones:** Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

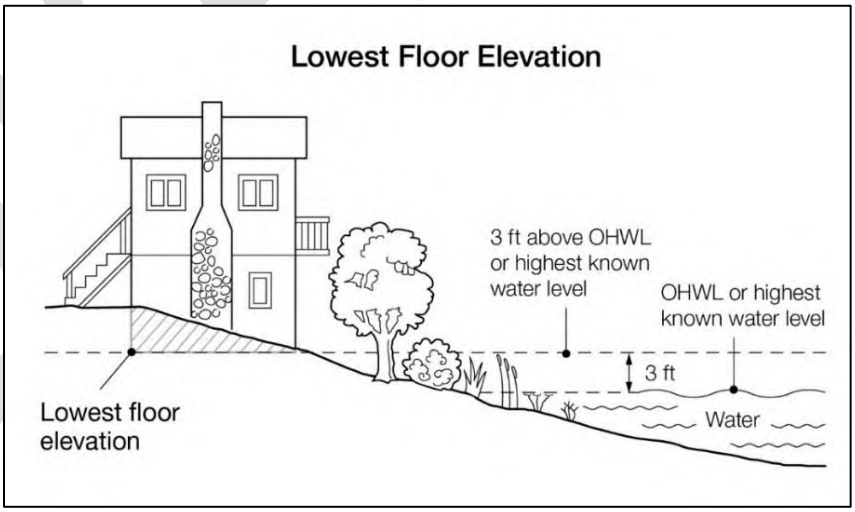
B. **Height of Structures:** All structures ~~in residential districts~~, except churches and nonresidential agricultural structures, must not exceed 25 feet in height.

C. **Lowest Floor Elevation:** Structures must be placed in accordance with any floodplain regulations applicable to the site. Where these controls do not exist, the elevation to which the lowest floor, including basement, is placed or flood-proofed must be determined as follows:

1. For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher;

2. For rivers and streams, by placing the lowest floor at least three feet above the highest known flood elevation. If data are not available, by placing the lowest floor at least three feet above the ordinary high water level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish a flood protection elevation. Technical evaluations must be done by a qualified engineer or hydrologist consistent with Minnesota Rules, parts 6120.5000 to 6120.6200 governing the management of flood plain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities; and

3. If the structure is floodproofed instead of elevated under items 1 and 2 above, then it must be floodproofed in accordance with Minnesota Rules, part 6120.5900 Subp. 3 (D).



~~**4.6.4 Density Restrictions:**~~

4.6.4 Controlled Access Lots ~~and Easements~~ ~~*(AS AMENDED 3 July 2007)*~~

A. **Purpose.** To ~~manage~~ regulate private access to public waters so as to prevent water surface crowding, to reduce fish and wildlife disturbance, to prevent pollution of surface water by suspension of sediment, to maintain property values, and to maintain natural characteristics of shorelands~~, shoreland controls must regulate access to public waters~~.

B. ~~**Access lots.**~~ Controlled ~~A~~access lots, or parcels of land that provide access to public waters for owners of riparian or nonriparian lots ~~within subdivisions~~, may be allowed with ~~where the~~ local government approval, either through the subdivision process as specified in Section 10.25 of this Ordinance, or a conditional use permit. ~~determines that direct riparian access is not feasible due to the presence of protected vegetation, wetlands, or other critical fish or wildlife habitat. Access lots that provide riparian access for owners of nonriparian lots or parcels shall be prohibited. Where allowed by local governments,~~ Controlled access lots shall meet or exceed the following standards:

1. ~~These access lots shall also comply with all of the dimensional standards under the ordinance.~~
2. A controlled access lot~~s~~ shall be suitable in their natural state for the intended activities. All facilities shall be centralized and located in areas suitable for them. Evaluation of suitability shall include, but is not limited to, consideration of land slope, water depth, aquatic and shoreland vegetation, the presence of important fish and wildlife habitat, soils, depth to groundwater and other relevant factors.
3. Controlled ~~A~~access lots shall meet or exceed the shoreland vegetation buffer standards and have a vegetation management plan approved by the local government.
4. The lot must meet the area and width requirements for residential lots as specified for the particular shoreland district.
5. Where more than six subdivision lots are served, the width of the controlled access lot shall be increased by 25 percent for each additional subdivision lot in excess of six served.
6. The impervious surface coverage for controlled access lots must not exceed 12 percent of lot area, and stormwater management shall meet all relative standards.
7. Permitted activities may include watercraft launching, loading, beaching, mooring, or docking, but shall not include residential or commercial uses.
8. A controlled access lot will be limited to a single mooring facility with continuous watercraft mooring limited to one watercraft per lot served.
9. The use of recreational vehicles and overnight camping is prohibited on controlled access lots.

10. One (1) storage structure shall be allowed per controlled access lot, subject to Section 4.6.13. The following storage structure uses are prohibited: commercial uses and residential uses including, any structure with a dwelling unit.
11. ~~Covenants governing access lots shall limit the total number of vehicles allowed to be parked, and must require centralization of all common facilities and activities in the most suitable locations on the lot to minimize topographic and vegetation alterations.~~
12. All parking areas, ~~storage buildings,~~ and other facilities should be screened by vegetation or topography as much as practical from view from the public water, assuming summer, leaf-on conditions.
13. The controlled access lot~~s~~ must be jointly owned by all ~~of those~~ owners/purchasers of lots (riparian and non-riparian) ~~lots~~ having rights of usage of the access lot and be governed by an owner's association.
14. Covenants or other equally effective legal instruments must be developed that:
    a. Specify which lot owners have authority to use the access lot;
    b. Identify what activities are allowed. The activities may include watercraft launching, loading, storage, beaching, mooring, docking, swimming, sunbathing, or picnicking;
    c. Identify what activities are **not** allowed including but not limited to, overnight camping and storage of vehicles, renting out of the site, etc.
    d. Limit the total number of vehicles allowed to be parked and the total number of watercrafts allowed to be continuously moored, docked, or stored over water;
    e. Require all parking areas, storage buildings, and other facilitates to be screened by vegetation or topography as much as practical from view of the public water, assuming summer, leaf-on conditions.
15. ~~Access lots shall be governed by a covenant recorded on the title of every lot or parcel of land allowed to use the access lot.~~
    ~~a) A single dock and boat launching ramp may be permitted and no owner shall own an individual dock.~~
    ~~b) Boating facilities must be located adjacent to the deepest water available.~~
    ~~c) Continuous boat mooring shall be limited to one watercraft per lot served.~~
    ~~d) The covenants shall also specify which activities, such as swimming, sunbathing, and picnicking, shall be allowed on the access lot.~~
    ~~e) These activities shall not conflict with general public use of the public water or the enjoyment of normal property rights by adjacent property owners.~~
16. ~~The owner's association shall enforce covenants.~~

~~C. **Controlled access lots.** Controlled access lots, or any lot, tract or parcel of land, however designated or described, intended to be used to provide accesses to public waters for owners of nonriparian lots, shall be restricted to having a single dock, no permanent watercraft, no loading or unloading of watercraft from lot and no structures on the access lot.~~

4.6.5 Guest Cottage & Guest Quarters

A. Guest Cottage

One guest cottage may be permitted on lots meeting or exceeding the duplex lot area and width dimensions according to this Ordinance, provided the following standards are met:

1. The guest cottage shall meet all requirements, including impervious surface standards, setbacks, adequate septic system capacity or ability to connect to the city sewer system.
2. For lots exceeding the minimum lot dimensions of duplex lots, the guest cottage must be located within an area equal to the smallest duplex-sized lot that could be created including the principal dwelling unit;
3. A guest cottage, including any attached covered structures, must not cover more than 700 square feet of land surface, must be one story and must not exceed 15 feet in height. ~~Basements are prohibited.~~
4. A guest cottage must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.
5. Existing boathouses and other detached accessory structures which do not comply with the minimum structure setback standards shall not be converted to a guest cottage.

B. Guest Quarters

One guest quarter per lot shall be permitted provided the following standards are met:

1. Guest quarters shall meet all requirements, including but not limited to adequate septic system capacity or ability to connect to the city sewer system.
2. May be located in a detached accessory structure (i.e., garage), but cannot be a standalone structure.
3. The area dedicated as Guest Quarters must be smaller in area than the uninhabited space, such that it is clearly evident that the Guest Quarters is not the primary use of the building.
4. Guest quarters shall not exceed 700 square feet in size, regardless of the size of the accessory structure wherein they are located.
5. Existing boathouses and other detached accessory structures which do not comply with the minimum structure setback standards shall not be converted to a guest quarters.

~~**4.6.5 Placement, Height, and Design of Structures**~~

4.6.6 Shoreland Administration

The purpose of this section is to identify shoreland administrative provisions to ensure the ordinance is administered consistent with its purpose.

A. **Variances.** Variances may only be granted in accordance with *Minnesota Statutes, Section 394.27*, are subject to Section 11.6 of this Ordinance, and may not circumvent the general purposes and intent of this ordinance.

B. **Conditional Uses.** All conditional uses in the shoreland area are also subject to Section 11.5 of this Ordinance, as well as a thorough evaluation of the waterbody and the topographic, vegetation, and soil conditions to ensure:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
2. The visibility of structures and other facilities as viewed from public waters is limited;
3. There is adequate water supply and on-site sewage treatment; and
4. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

C. **Mitigation.**

1. In evaluating all variances, conditional uses, zoning and building permit applications, the zoning authority shall require the property owner to address the following conditions, when related to and proportional to the impact, to meet the purpose of this ordinance, to protect adjacent properties, and the public interest:
   a. Storm water runoff;
   b. Reducing impervious surfaces, in conformance with Section 10.24;
   c. Increasing setbacks from the ordinary high water level;
   d. Restoration of wetlands;
   e. Limiting vegetation removal and/or riparian vegetation restoration;
   f. Provisions for the location, design, and use of structures, sewage treatment systems, water supply systems, watercraft launching and docking areas, and parking areas; and
   g. For properties with existing sewage treatment systems, a certificate of compliance, consistent with *Minnesota Rules Chapter 7082.0700 Subp. 3*, is required for variance approval. A sewage treatment system shall be considered compliant if the only deficiency is the system's improper setback from the ordinary high water level.
   h. Other conditions the zoning authority deems necessary.

2. In evaluating plans to construct sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes, conditions to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters assuming summer, leaf-on vegetation shall be attached to permits.

D. **Nonconformities.**

1. All legally established nonconformities as of the date of this ordinance may continue, but will be managed according to *Minnesota Statutes, Sections 394.36 Subd. 5* and this Ordinance for alterations and additions; repair after damage; discontinuance of use; and intensification of use.

2. All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback, height, lowest floor elevations, and other requirements of this ordinance. Any deviation from these requirements must be authorized by a variance.

E. **Notifications to the Department of Natural Resources.**

1. All amendments to this shoreland ordinance must be submitted to the Department of Natural Resources for review and approval for compliance with the statewide shoreland management rules.

2. All notices of public hearings to consider variances, ordinance amendments, or conditional uses under shoreland management controls must be sent to the commissioner or the commissioner's designated representative at least ten (10) days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.

3. All approved ordinance amendments and subdivisions/plats, and final decisions approving variances or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked within ten (10) days of final action. When a variance is approved after the Department of Natural Resources has formally recommended denial in the hearing record, the notification of the approved variance shall also include the summary of the public record/testimony and the findings of facts and conclusions which supported the issuance of the variance.

4. Any request to change the shoreland management classification of public waters within Pope County must be sent to the commissioner or the commissioner's designated representative for approval, and must include a resolution and supporting data as required by *Minnesota Rules, part 6120.3000, subp.4.*

5. Any request to reduce the boundaries of shorelands of public waters within Pope County must be sent to the commissioner or the commissioner's designated representative for approval and must include a resolution and supporting data The boundaries of shorelands may be reduced when the shoreland of water bodies with different classifications overlap. In these cases, the topographic divide between the water bodies shall be used for adjusting the boundaries.

F. **Mandatory EAW.** An Environmental Assessment Worksheet consistent with *Minnesota Rules, Chapter 4410* must be prepared for projects meeting the thresholds of *Minnesota Rules, part 4410.4300.*

~~**4.6.7 Lots of Record:**~~

4.6.7 Impervious Surface

~~In addition to the listed requirements,~~ No lot shall be covered by more ~~than twenty-five (25) per cent with~~ impervious surface than as shown in the table below. ~~The County may vary the lot size pursuant to DNR standards where the lot is served by a public sewer system.~~

Table 1: Impervious Surface Standard

Zoning District	Maximum Impervious Surface
Shoreland-General Development*	25%
Shoreland-Recreational Development*	
Shoreland-Rivers & Streams*	
Shoreland-Natural Environment*	20%

~~*No part of any lot less than thirty (30) feet wide, or on which there is easement or right-of-way for public or private travel, shall be used in computing minimum lot area.~~

4.6.8 Reserved for Future Use

4.6.9 Reserved for Future Use

~~10.8 GUEST COTTAGES & GUEST QUARTERS~~

~~10.10 IMPERVIOUS SURFACE:~~

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Supplemental Information Attachment 3:

DRAFT – Land Use Controls Ordinance, Section 4.6.13, 5.6.1 Accessory Structures

(Land & Resource Management, June 2026)

4.6.13 Accessory Structures: *(AS AMENDED 15 October 2024)*

The purpose of this section is to provide a higher development standard and to control the size and location of accessory buildings in the Shoreland zoning districts. Accessory structures meeting the below indicated performance standards may be administratively permitted.

A. The following table provides dimension and location requirements per range as demarcated below, for accessory structures to be located in a Shoreland zoning district.

Table 1: Accessory Structure Performance Standards

		1st Range	2nd Range	3rd Range	4th Range
Required OHWL Setbacks per zone (ft)	***S-GD***	75-149 ft	150-224 ft	225-499 ft	500+ ft
	S-RD	100-199 ft	200-299 ft	300-499 ft	500+ ft
	S-NE	200-399 ft	400-499 ft	500+ ft	
	S-RS	150-299 ft	300-500 ft	*	*
Maximum Footprint (sq ft)		1,000 sq ft	2,000 sq ft	3,000 sq ft	4,000 sq ft
Maximum Sidewall Height (ft)		12 ft	14 ft	14 ft	14 ft

**Outside of the shoreland zoning district boundary (1,000 ft from OHWL in S-GD, S-RD, S-NE and 500 ft from OHWL in S-RS), structure size is limited by the applicable zoning district performance standards.*

B. ~~Accessory structures associated with an~~ The following types of Accessory Structures are exempt from section 4.6.13.A.:

1. ~~a~~Agricultural structures.~~farm operation are exempted from the limitations identified in section 4.6.13.A~~.
2. Appurtenant structures.

C. In allowing the types of structures regulated by this section, the Administrator shall make the following findings:

1. The proposed structure will not look out-of-place in comparison with other structures of the same neighborhood (within 500 feet),
2. The proposed structure will not create a use that is incompatible with existing uses of the neighborhood.
3. The proposed location of the structure does not impact or create a non-conformity with regard to an existing on-site septic system or its components.
4. The proposed location of the structure does not encroach on or into area(s) set aside or designated for the primary or backup (secondary) septic system locations.

5.6 RESIDENTIAL DISTRICT REGULATIONS:

5.6.1 Accessory Structures: *(AS AMENDED 15 October 2024)*

The purpose of this section is to provide a higher development standard and to control the size and location of accessory buildings in the Residential zoning district. Accessory structures meeting the below indicated performance standards may be administratively permitted.

A. The following table provides dimension and location requirements for accessory structures to be located in the Residential zoning district.

Table 2: Accessory Structure Performance Standards

	Standard
Maximum Footprint (sq ft)	4,000 sq ft
Maximum Sidewall Height (ft)	14 ft

B. ~~Accessory structures associated with an~~ The following types of Accessory Structures are exempt from section 5.6.1.A.:

1. ~~a~~Agricultural structures.~~farm operation are exempted from the limitations identified in section 5.6.1.A~~.
2. Appurtenant structures.

C. In allowing the types of structures regulated by this section, the Administrator shall make the following findings:

1. The proposed structure will not look out-of-place in comparison with other structures of the same neighborhood (within 500 feet),
2. The proposed structure will not create a use that is incompatible with existing uses of the neighborhood.
3. The proposed location of the structure does not impact or create a non-conformity with regard to an existing on-site septic system or its components.
4. The proposed location of the structure does not encroach on or into area(s) set aside or designated for the primary or backup (secondary) septic system locations.

Supplemental Information Attachment 4:

DRAFT – Land Use Controls Ordinance, Sections 4-8 Zoning District Permitted, Conditional and Interim Uses

(Land & Resource Management, June 2026)

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).

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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.

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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.

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.

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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.

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.

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.

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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.

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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.

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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.

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.

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.

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