

SECTION 8 - GENERAL RURAL DISTRICT

Subdivision 1. Purpose

The purpose of the General Rural District is to provide locations for agriculture, agriculturally-related development, and housing on lots without public sewer or water services.

All uses not listed as Permitted Uses, Conditional Use Permits or Interim Use Permits shall not be allowed within the General Rural Zoning District.

Subdivision 2. Permitted Uses

1. Agricultural Uses
2. Communication Towers up to 200' in height (see Section 16.5)
3. Daycare, Family
4. Docks, Temporary
5. Feedlots and/or Manure Storage Areas (Tier 1) meeting the requirements of Section 17, Subd 16
6. Grading, Filling or Excavating Temporary
7. Home Occupation
8. Motor Sport Facilities, Private
9. Private and/or Commercial Kennel (see Ordinance No 134)
10. Single-Family Housing
11. Windpower Management (Hobbyist)

Subdivision 3. Conditional Uses

Land in the General Rural District may be used for any of the following purposes upon the issuance of a Conditional Use Permit. Refer to Section 16 for a description of the requirements of each of these Conditional Uses.

1. Aircraft Landing Strip, Private
2. Airport, Public
3. Aquaculture
4. Cemeteries
5. Churches
6. Communication Towers up to 200' in height (see Section 16.5)
7. Daycare, Commercial
8. Farm Related Business
9. Farm Related Bunkhouse for a Temporary Residence
10. Feedlots and/or Manure Storage Areas (Tier 2 – Tier 5) meeting the requirements of Section 17, Subd 16
11. Game Refuge, Private
12. Golf Course
13. Historical Site
14. Motor Sports Facility, Public
15. Nursery, Retail
16. PUD, Residential (must be located within an R-PUD Overlay District A or B)
17. PUD, Shoreland
18. Permanent Government Structure
19. Personal Storage Structure
20. Radio Facility

21. Riding Academies, Stables and Similar Uses
22. School Bus Service
23. Seasonal Storage
24. Second Farm-Related Dwelling

Subdivision 4. Interim Uses

Land in the General Rural District may be used for any of the following purposes only with the issuance of an Interim Use Permit. Refer to Section 16.2 for a description of the requirements for each of these Interim Uses.

1. Activities Requiring Rural Isolation
2. Asphalt & Concrete Mixing Plants, Portable
3. Auction Business
4. Bed and Breakfast
5. Contractor's Yard (Small and Medium)
6. Farm-Related Bunkhouse for a Temporary Residence
7. Home Business in an Accessory Building
8. Manufactured Home, Farm Related (temporary seasonal)
9. Manufactured Home, Farm Related (temporary year-around)
10. Manufactured Home (Temporary) for Parents, Grandparents, Children, Sisters or Brothers by Blood or Adoption)
11. Mining
12. Occasional Special Event
13. Planned Unit Development (Highway)
14. Recreational Activity
15. Rural Tourism
16. Slaughterhouse (see Section 16.1)

17. Solar Farm
18. Temporary Start-up Business
19. Temporary Use by Government Entities
20. Yard Waste Composting

Subdivision 5. Accessory Uses

1. Home occupations
2. Living quarters in the principal farm dwelling of persons employed on the farm
3. Other uses customarily incidental and subordinate to a Permitted Use, in the opinion of the Planning Commission
4. Private Garages
5. Solar (Accessory) Energy System, Ground-Mount
6. Solar (Accessory) Energy System, Rooftop

Subdivision 6. Dimensional Regulations (All dimensions are measured in feet)

1. Minimum Lot Size:

Unplatted:	20 acres
Standard & Simple Plats	2 ½ acres

2. Buildable Area Within a Lot:

No public or shared sewage treatment system:	40,000 sq. feet
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3. Minimum Lot Dimensions:

Width:	200 feet (measured at the setback line)
Depth:	300 feet

4. Housing Density: 1 single family residence per lot

5. Minimum Setbacks, Principal or Accessory Structures:

Front, Unplatted Parcels (from centerline):

Township Road:	100
County Road:	100
County State-Aid Highway:	130
Highways 24 or 25:	150
Highways 10 or 169:	200 of centerline of closest traveled lane or 80 from centerline of a service road

Front, Platted Lots (from right-of-way):

Township Road:	67, 50 if clustered
County Road:	50
County State-Aid Hwy:	70
Highways 24 or 25:	80
Highways 10 or 169:	100

Platted or Unplatted:

Side setbacks: 10*

** Author's note: If property owner is proposing to go closer than 20' from side lot line, applicant will either need a survey or a signed statement from a neighbor stating they both agree on the property line, then you may be only as close as 10 feet.*

Rear setbacks: 25

Side or rear setback from Sherburne National Wildlife Refuge or publicly owned land in the Sand Dunes State Forest 100

County Ditch (from top of ditch bank) 50

Pipeline Easements / Right of Way 50

A residence not located on the same property as a feedlot or manure storage area shall meet the minimum setbacks from a feedlot and manure storage area, as set forth in Section 17, Subd 15. However, a residence established prior to November 8, 2014, that does not comply with the feedlot or manure storage area setbacks, may continue and may expand without being considered a non-conforming structure.

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

6. Maximum Building Heights:

Dwellings:	25 feet in shoreland or 35 feet elsewhere
Agricultural buildings:	No restrictions
Accessory Structure	25' if on less than 5 acres
Accessory Structure	35' if 5 acres or more
Personal Storage Structure	25'

7. Maximum Building Depth Below Grade:

Set lowest floor at Lowest Floor Elevation (LFE) or minimum one (1) foot above mottling, whichever is higher. If no LFE is established, set lowest floor minimum one (1) foot above mottling.

Subdivision 7. Road Intersections/Highway Accesses

Road intersections and highway accesses shall conform to the Sherburne County Transportation Plan, *Table 11, "Rural and Developing Areas Access Spacing Guidelines"*.

Subdivision 8. Pre-Existing Non-Agricultural Activities.

A permit may be issued for expansion of uses located on parcels zoned for a use other than agriculture prior to the adoption of this Ordinance if there is no other provision under which such uses can operate. The permit shall provide for the expansion of existing uses, but shall not provide for a change to a different use.

Subdivision 9. General Regulations

Additional regulations for signs, septic systems, accessory buildings, fences, mobile homes, site plan reviews and animals are presented in Section 17, General Development Regulations.