

Chapter 51
R1, GENERAL RURAL DISTRICT

SECTION:

- XX-51-1: Purpose
- XX-51-2: Permitted Uses
- XX-51-3: Conditional Uses
- XX-51-4: Interim Uses
- XX-51-5: Uses by Administrative Permit
- XX-51-6: Permitted Accessory Uses
- XX-51-7: Lot Requirements
- XX-51-8: Setbacks
- XX-51-9: Building Height

XX-51-1: PURPOSE: The purpose of the R1 district is to provide for locations for agriculture, agriculturally related development, and housing on lots without public sewer or water utilities. (Ord. 900, 18 Apr 22)

XX-51-2: PERMITTED USES: In addition to other uses specifically identified elsewhere in this Ordinance, the following are permitted uses in a R1 district:

- A. Agricultural Uses
- B. Communication Towers up to 200 feet in height as regulated by chapter 27
- C. Daycare, Family
- D. Docks, Temporary
- E. Feedlots and/or Manure Storage Areas (Tier 1) meeting the requirements of chapter 24
- F. Grading, Filling or Excavating Temporary
- G. Home Occupation
- H. Motor Sport Facilities, Private
- I. Residential care facility serving six or fewer persons in a single-family detached dwelling.
- J. Single-Family Dwellings
- K. Windpower Management (Hobbyist) (Ord. 900, 18 Apr 22)(Ord 900-2, 19 Sep 23)

XX-51-3: CONDITIONAL USES: In addition to other uses specifically identified elsewhere in this ordinance, the following are conditional uses in a R1 district and require a conditional use permit based upon procedures set forth in and regulated by chapter 4 of this ordinance. Additionally, besides the specific standards and criteria provided for in section XX-4-4 of this ordinance, for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in section XX-4-2 and section XX-4-3 of this ordinance.

- A. Aircraft Landing Strip, Private
- B. Airport, Public
- C. Aquaculture
- D. Cemeteries

- E. Churches
- F. Communication towers up to 200 feet in height
- G. Daycare, Commercial
- H. Farm Related Business
- I. Farm Related Bunkhouse for a Temporary Residence
- J. Feedlots and/or Manure Storage Areas (Tier 2 – Tier 5)
- K. Game Refuge, Private
- L. Golf Course
- M. Historical Site
- N. Motor Sports Facility, Public
- O. Nursery, Retail
- P. Permanent Government Structure
- Q. Personal Storage Structure
- R. Private Game Refuge and Wildlife Management Areas
- S. Radio Facility
- T. Riding Academies, Stables and Similar Uses
- U. Seasonal Storage
- V. Second Farm-Related Dwelling (Ord. 900, 18 Apr 22)

XX-51-4: INTERIM USES: In addition to other uses specifically identified elsewhere in this ordinance, and subject to applicable provisions of this ordinance, the following are interim uses in a R1 district and are governed by chapter 5 of this ordinance. Additionally, besides the specific standards and criteria which may be provided for in section XX-5-4 of this ordinance, each request for an interim use permit shall be evaluated based upon the standards and criteria set forth in section XX-5-2 and section XX-5-3 of this ordinance, with termination as specified by section XX-5-6 of this ordinance.

- A. Activities Requiring Rural Isolation
- B. Asphalt and Concrete Mixing Plants, Portable
- C. Auction Business
- D. Bed and Breakfast (Ord. 900, 18 Apr 22)
- E. Commercial kennel; any private kennel for keeping more than 10 dogs over six months of age. (Ord 900-2, 19 Sep 23)
- F. Contractor’s Yard (Small and Medium)
- G. Farm-Related Bunkhouse for a Temporary Residence
- H. Home Business in an Accessory Building
- I. Manufactured Home, Farm Related (temporary seasonal)
- J. Manufactured Home, Farm Related (temporary year-around)
- K. Manufactured Home (Temporary) for Parents, Grandparents, Children, Sisters or Brothers by Blood or Adoption)
- L. Mining
- M. Occasional Special Event
- N. Recreational Activity
- O. Rural Tourism

- P. Solar Farm
- Q. Temporary Start-up Business
- R. Temporary Use by Government Entities
- S. Yard Waste Composting (Ord. 900, 18 Apr 22)

XX-51-5: USES BY ADMINISTRATIVE PERMIT: In addition to other uses specifically identified elsewhere in this ordinance, and subject to applicable provisions of this section, performance standards established by this ordinance, and processing requirements of chapter 8 of this ordinance, the following are uses allowed in a R1 district by administrative permit:

- A. Side Yard Setback Reduction. The side yard setback required by Section XX-51-8 of this ordinance may be reduced to 10 feet provided that a certificate of survey is submitted to verify the required minimum width of the yard. (Ord. 900, 18 Apr 22)

XX-51-6: PERMITTED ACCESSORY USES: In addition to other uses specifically identified elsewhere in this ordinance, the following are permitted accessory uses in a R1 district:

- A. Daycare facilities serving 14 or fewer persons in a single-family dwelling.
- B. Home occupations
- C. Living quarters in the principal farm dwelling of persons employed on the farm
- D. Private garages (Ord. 900, 18 Apr 22)
- E. Private kennel. (Ord. 900-2, 19 Sep 23)
- F. Solar (Accessory) energy system, ground-mount
- G. Solar (Accessory) energy system, rooftop (Ord. 900, 18 Apr 22)

XX-51-7: LOT REQUIREMENTS: The following minimum lot requirements shall be observed in a R1 district subject to additional requirements, exceptions, and modifications set forth in this ordinance:

A. Lot Area:		
	Unplatted Parcel:	20.0 acres
	Platted Lot:	2.5 acres
	Buildable Area Within Parcel or Lot:	40,000 square feet
B. Lot Width:		200 feet
C. Lot Depth		300 feet

(Ord. 900, 18 Apr 22)

XX-51-8: SETBACKS: The following minimum setback requirements shall be observed in a R1 district subject to additional requirements, exceptions, and modifications set forth in this ordinance:

A. Front Yard or Side Yard Abutting a Public Road:		
	Unplatted parcel (from centerline):	
	Township Road:	100 feet
	County Road:	100 feet
	County State Aid Highway:	130 feet
	US Highway 169:	200 feet of closest traveled lane or 80 feet from centerline of service road
	Platted lot (from right-of-way:	
	Township Road:	50 feet
	County Road:	67 feet
	County State Aid Highway:	70 feet
	US Highway 169:	100 feet
B. Side Yard (except as allowed by Section XX-51-5.A):		20 feet
C. Rear Yard:		25 feet
D. From Sherburne National Wildlife Refuge:		100 feet
E. County Ditch (from top of bank):		50 feet
F. Pipeline Easement/Right-of-Way:		50 feet
G. Feedlot or manure storage areas in accordance with chapter 24 of this ordinance.		
H. A residence established after November 8, 2014 not located on the same property as a feed lot or manure storage area shall comply with the minimum setbacks from a feedlot and manure storage area as set forth by section XX-24-2.E of this ordinance.		

(Ord. 900, 18 Apr 22)

XX-51-9: BUILDING HEIGHT: No structure within a R1 district shall exceed the following height, except as provided for by section XX-17-5 of this ordinance or other requirements, exceptions, and modifications set forth in this ordinance:

A. Principal Building:	35 feet
B. Accessory Structure:	
On parcel or lot less than 5 acres:	25 feet
On parcel or lot 5 acres or greater:	35 feet
C. Agricultural Buildings:	No Limit
D. Shoreland Overlay District or Wild and Scenic District:	25 feet

(Ord. 900, 18 Apr 22)