

**RAVENNA TOWNSHIP  
DAKOTA COUNTY, MINNESOTA  
Ordinance No. 02-2024**

**AN ORDINANCE AMENDING THE RAVENNA TOWNSHIP  
ZONING ORDINANCE TO MAKE VARIOUS UPDATES**

The Board of Supervisors of the Town of Ravenna ordains:

**Article I. Building Inspector.** Section 050.4 of the Ravenna Township Zoning Ordinance is amended as follows:

**050.4 Building Inspector**

The Town Board shall ~~appoint~~ designate a Building Inspector who shall serve at the pleasure of the Town Board. The Building Inspector shall assist the Township in the application, administration, and enforcement of the building code and to perform such other duties as provided in this Ordinance or as directed by the Town Board.

**Article II. Building Code.** Section 057.3 of the Ravenna Township Zoning Ordinance is amended as follows:

**057.3 Codes ~~a~~Adopted by rReference**

The Building Code, authorized by Minnesota Statutes, sections 326B.101 to 326B.19416, as codified into the Minnesota Rules, and as may be amended from time to time, is hereby adopted by reference and incorporated as if fully set out herein.

**Article III. RR-1 Permitted Uses.** Section 101.2 of the Ravenna Township Zoning Ordinance is amended by adding another permitted use as follows:

**101.2 Permitted Uses and Structures**

All uses and structures that are not specifically set forth below as being permitted shall be prohibited. All uses on a property must be directly related and substantially similar in type and impact to the main or principal structure or use of the property allowed by this Ordinance. If a proposed use or structure is not listed below as being permitted, application may be made to the Township for a determination that the proposed use or structure is directly related and substantially similar in type and impact to the main or principal structure or use of the property. Such determination shall be made by the Town Board upon review and recommendation by the Planning Commission. If the Town Board does not find the proposed use or structure to be substantially similar to a permitted use, the structure or use is not allowed and may not occur unless the Town Board approves an amendment to the Ordinance to specifically allow the structure or use.

...

- 16) Recreational use of a firearm more than 500 feet from any structure that is 500 square feet or larger, and less than 500 feet with the written permission of the owner of the structure, provided that in all cases no shot, balls, slugs, or other material fall outside of the property on which the firearm is used.

**Article IV. Accessory Structure Size.** Section 202.3 of the Ravenna Township Zoning Ordinance is amended as follows:

**202.3 Accessory Structures**

Accessory structures may be permitted when they are constructed as an accessory to a new or existing dwelling. Garages containing more than ~~120~~ 200 square feet of floor space, and fabric covered hoop buildings, portable storage structures, carports, and similar structures containing more than ~~120~~ 200 square feet of covered space, are considered accessory structures for the purposes of this Section. No accessory structure containing more than ~~120~~ 200 square feet of floor space shall be constructed unless a building permit is first obtained from the Township. No fabric covered hoop building, portable storage structure, carports, or similar structure containing more than ~~120~~ 200 square feet of covered space shall be erected or placed unless a zoning permit is first obtained from the Township. Structures shall be properly maintained and repaired as determined by the Zoning Administrator. Any structure that has visible tears, is partially collapsed, or is otherwise in a dilapidated state must be immediately repaired or removed from the property. The number of allowed accessory structures and their height and square footage may not exceed the maximums shown below in Table 202. However, one garage with up to 1080 square feet and up to 16 foot sidewalls is allowed without consideration of the limit on the number and total square footage of allowed accessory structures. Any square footage of a garage that exceeds 1080 square feet shall be included in the calculation of the total square footage for allowed accessory structures on the property. No existing accessory structure shall be expanded in any way that results in the lot exceeding the maximum square footage, or the sidewall height limitations, set out in Table 202. The total square footage restriction is the combined total maximum square footage of accessory structures allowed on a property. The footprint of an accessory structure, including the area under any attached lean-to or similar structure containing a roof, shall be used to measure its total square footage. A storage container shall constitute an accessory structure for the purpose of determining the total number and square footage of accessory structures allowed on a property. Any storage container placed on a property must, within six months of being placed, be painted a uniform color and have all letters, numbers, and other markings removed.

Lot Size	Maximum #	SF Ratio	Maximum Total Square Feet	Side Wall Height (feet)
Up to 1.4 acre	2		1500 sf	16 ft
1.5 -1.9 acres (1)	2	0.0255	Lot area X SF ratio	16 ft
2-4.9 acres (1)	3	0.0255	Lot area X SF ratio	16 ft
5 + acres	4		<del>5442</del> <u>5554</u> sf	16 ft

(1) To determine maximum structure size in square feet multiply total lot size in square feet (1 acre =

43,560 sf) by the SF Ratio. Example: 2.5 ac x 43,560 sf = 108,900 sf. Multiply total sf by ratio from Table 202. For example: 108,900sf (0.0255) = 2777 sf maximum structure size allowed.

...

No accessory structure shall be constructed without first obtaining a building permit from the Township. Those accessory structures not required by law to obtain a building permit, including agricultural buildings, shall not be constructed without first obtaining a zoning permit from the Township. One single story shed of ~~120~~ 200 square feet or less may be constructed without obtaining a building permit or zoning permit from the Township, though the structure is included for determining the total number of accessory structures allowed on a property. Setbacks under Provision 101.6 apply to all buildings.

**Article V. Temporary Structure Size.** Section 202.9 of the Ravenna Township Zoning Ordinance is amended as follows:

**202.9 Temporary Structures**

The placement, erection, and maintenance of temporary structures containing ~~120~~ 200 square feet or less within the Township are subject to the following requirements and limitations:

- 1) Any structure exceeding ~~120~~ 200 square feet shall not be considered a temporary structure for the purposes of this Ordinance and shall instead be regulated as an accessory structure and shall require a building permit or a zoning permit depending on the type of structure being erected. Such structures shall be included in the calculation of total square footage allowed for accessory structures in Table 202 of Section 202.3 and shall not be allowed if the additional square footage would cause the lot to exceed the maximum square footage indicated in Table 202.

**Article VI. Solar Electrical Systems.** Section 575 of the Ravenna Township Zoning Ordinance is amended as follows:

**575 Solar ~~Electrical~~ Systems**

**Section 575.2 Residential Solar ~~Electrie~~ Systems**

Residential Solar ~~Electrie~~ Systems are allowed in all zoning districts, subject to the following standards and requirements:

...

7. Electric power lines ~~within of~~ running between the panels and the main system shall be buried underground.

...

9. All applicable solar energy equipment shall be listed or certified by a Nationally Recognized Testing Laboratory (NRTL) either the Underwriters Laboratories (UL) or Canadian Electrical Code (CSA 22.1), or the Solar Rating and Certification Corporation (SRCC) for thermal systems.

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14. No residential solar systems shall be installed under electrical distribution infrastructure, such as power lines.

**Article VII. Nuisance to Public Health.** Section 903 of the Ravenna Township Zoning Ordinance is amended as follows:

**903 Nuisances to Public Health**

The following are declared to be nuisances affecting public health: The effluent from any cesspool, septic tank, drain-field or human sewage disposal system, discharging upon the surface of the ground, or dumping the contents thereof at any place except as authorized. The pollution of any public well or cistern, stream or lake, canal or body of water by sewage, industrial waste or other substances.

Carcasses of animals not buried, destroyed or otherwise disposed of within 24 72 hours after death.

**Article VIII. Noise Nuisance.** Section 909 of the Ravenna Township Zoning Ordinance is amended as follows:

**909 NOISE NUISANCES**

1. No person shall make or cause to be made any distinctly and loudly audible noise that unreasonably annoys, disturbs, injures, or endangers the comfort, peace, safety, or welfare of any persons or precludes their enjoyment of property or affects their property value.

2. Enforcement of nuisance noises shall be subject to MN Statutes 609.74 PUBLIC NUISANCE, 609.745 PERMITTING PUBLIC NUISANCE and 609.72 DISORDERLY CONDUCT, and such other law as may apply per the Dakota County Sheriff's Department.

**Article IX. Definitions.** Section 1200 of the Ravenna Township Zoning Ordinance is amended as follows:

**Section 1200 Definitions**

**Agricultural Building**

A structure that is:

- 1) On agricultural land as determined by the local assessor under Minnesota Statutes, section 273.13, subdivision 23;

- 2) Designed, constructed, and used to house farm implements, livestock, or agricultural products under Minnesota Statutes, section 273.13, subdivision 23; and
- 3) Used by the owner, lessee, and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural products.

### **Agricultural Land**

- 1) Contiguous acreage of ten acres or more, used during the preceding year for agricultural purposes; or
- 2) Contiguous acreage used during the preceding year for an intensive livestock or poultry confinement operation, provided that land used only for pasturing or grazing does not qualify under this clause.
- 3) This definition is intended to be consistent with the definition of this term in Minnesota Statutes, section 273.13, subd. 23(e).

### **Agricultural Purposes**

The raising, cultivation, drying, or storage of agricultural products for sale, or the storage of machinery or equipment used in support of agricultural production by the same farm entity. Products being dried or stored must have been produced by the same farm entity as the entity operating the drying or storage facility. The term also includes:

(1) enrollment in a local conservation program or the Reinvest in Minnesota program under Minnesota Statutes, sections 103F.501 to 103F.535 or the federal Conservation Reserve Program as contained in Public Law 99-198 or a similar state or federal conservation program if the property was classified as agricultural (A) for taxes payable in 2003 because of its enrollment in a qualifying program and the land remains enrolled or (B) in the year prior to its enrollment; or (2) use of land, not to exceed three acres, to provide environmental benefits such as buffer strips, old growth forest restoration or retention, or retention ponds to prevent soil erosion. This definition is intended to be consistent with the definition of this term in Minnesota Statutes, section 273.13, subd. 23(e).

### **Commercial Animal Services**

The use of land for a commercial enterprise to educate the public in the use, care, or feeding of animals or to provide animal-assisted therapy services. The use includes day camps, horse riding instruction provided to those not boarding horses on the same land, short-term animal-assistance educational sessions, and animal-assisted therapy for disabled persons. The use does not include veterinarian services or other commercial uses for the keeping, caring for, or treatment of animals not owned by a person living on the land.

### **Confections**

The commercial production and distribution of sweet, sugar based foods, or snacks.

### **Custom Exteriors**

The alteration, building, construction, design, repair, or removal of buildings or residential structures or portions thereof, and any commercial establishment for such alteration, building, construction, design, repair, or removal.

### **Dog Boarding Services**

A facility located on property containing at least ten acres, or a property containing at least ten acres, where one or more dogs are kept or maintained during the day or overnight for care, training, exercising, or socializing by someone other than the owner of the dog for a fee. The term includes incidental grooming or training services. The term does not include a facility that breeds or sells dogs, or a licensed veterinarian clinic. All structures associated with the facility must be setback at least 250 feet from all adjoining parcels.

### **Excavation & Landscaping**

The use of land to store and maintain equipment that is used for processing and moving soils or moving and planting materials, such as grass, groundcovers, shrubs, trees and nonliving durable material. This term does not include mining activities.

### **Fence**

A tangible barrier erected for the purpose of enclosing a space, separating properties, screening, confinement, or safety. The term does not include hedges, shrubs, trees, or other natural growth. A fence is not considered a structure and so is not subject to any setback requirements, but may not be placed within a road right-of-way.

### **Flood Prone**

Any area susceptible to being inundated by water from any source.

### **General Repair Services**

The maintenance or restoration of goods or equipment for a fee, and any commercial establishment for such maintenance or restoration.

### **Sandblasting & Painting**

The use of land to roughen or clean surfaces with a jet of sand driven by equipment using compressed air or steam, the painting of such surfaces, or the application of a protective coating to such surfaces for a fee.

### **Septic System Service**

A business engaged in designing, inspecting, installing, storage, or maintenance of equipment for septic systems.

### **Structure**

Anything constructed, the use of which requires more or less permanent location on the ground, or attached to something having a permanent location on the ground. The term does not include a fence.

### **Temporary Construction Facility**

The temporary use of land related to the construction, improvement, or repair of a public works project. The temporary uses included in this term are those undertaken to construct or support a public works project including, but not limited to, the storage or staging of construction equipment and materials, placement of construction trailers, minor material extractions, and the placement and operation of portable cement plants, portable bituminous plants, or other types of portable processing equipment.

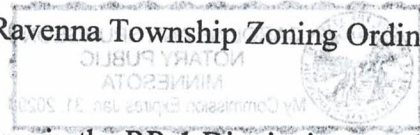
### **Temporary Structure**

A structure that is readily movable, does not have a foundation or footings, and is intended for temporary or seasonal use. The term includes tents, portable carports, portable storage containers, portable greenhouses, and similar structures. The footprint of the structure, including the area under any lean-to or similar structure containing a roof, shall be used to measure the total square footage of the structure.

### **Trucking/Hauling**

The storage or parking of trucks, truck-tractors, semi-trailers, trailers, or other commercial vehicles for a fee and any commercial establishment for such storage or parking. Truck-tractors, semi-trailers, and trailers. Semi-trailers shall only be parked on farm property within the Rural Residential district in accordance with section 101.3 and section 206.5(A).

**Article X. Interim Use Permits.** Various sections of the Ravenna Township Zoning Ordinance regarding interim use permits are amended as follows:



- Section 101.2 regarding permitted uses and structures in the RR-1 District is amended as follows:

~~15) Interim uses as approved by the Town Board at the time of the application per the Interim Use Permit criteria in Section 070 of this ordinance.~~

- Section 101.2.5 identifying interim uses in the RR-1 District is hereby amended as follows:

#### **101.2.5 Interim Uses**

The following uses are allowed in the RR-1 District as interim uses and require an interim use permit from the Town Board

- 1) ~~Commercial Animal Services~~ Temporary Construction Facility.
- 2) ~~Event Centers.~~

**Article XI. Commercial Animal Services.** Section 202.8 of the Ravenna Township Zoning Ordinance is amended as follows:

#### **202.8 Commercial Animal Services**

All commercial animal services must be related to an agricultural use occurring on the same property and are subject to the following limitations:

- 1) No commercial animal services uses may occur in the Town without first obtaining ~~an interim~~ a conditional use permit from the Town Board.
- 2) The operator of commercial animal services must comply with all conditions imposed on the ~~interim~~ conditional use permit issued for the use.
- 3) ~~An interim use permit shall not be issued for any property that contains less than 13 acres.~~

**Article XII. Incorporation of Amendments.** The Town Clerk-Treasurer is authorized and directed to work with the Town Attorney as needed to incorporate the amendments made by this ordinance, together with any prior amendments that have not yet been incorporated, into the zoning ordinance and such updated document shall constitute the official Ravenna Township Zoning Ordinance.

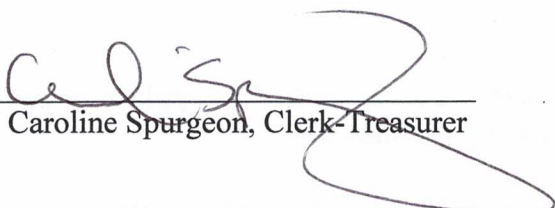
**Article XIII. Effective Date.** This ordinance shall be effective upon the first day of publication after adoption.

Adopted on the 8 day of February 2024.



**BY THE TOWN BOARD**

  
\_\_\_\_\_  
Jeff Human, Chairperson

Attest:   
\_\_\_\_\_  
Caroline Spurgeon, Clerk-Treasurer

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