

REDWOOD COUNTY ZONING ORDINANCE  
SECTION 7  
“A” AGRICULTURAL DISTRICT

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## **SECTION 7 “A” AGRICULTURAL DISTRICT**

### **SUBDIVISION 1. PURPOSE**

The “A” AGRICULTURAL DISTRICT is intended to provide a district which will allow extensive areas of the County to be retained in agricultural use; control scattered non-farm development; preserve woodlands and other areas of aesthetic and scenic value, which, because of their physical features, are desirable as water retention areas, habitat for plant and animal life, green space or other environmental uses beneficial to the County.

### **SUBDIVISION 2. PERMITTED USES**

The following uses shall be permitted within the “A” AGRICULTURAL DISTRICT.

1. Any agricultural use; including any farm dwelling or any agricultural building.
2. Any church.
3. Any flood control or watershed structure.
4. Any Level I home occupation as regulated in Section 16, Subdivision 8 of this Ordinance.
5. Any mobile, manufactured, or modular home or the like as regulated in Section 16, Subdivision 7 of this Ordinance.
6. Any park, recreational area, wildlife area, game refuge, or forest preserve owned by a governmental agency.
7. Any riding academy or stable.
8. Any single-family, non-farm dwelling subject to the provision of Subdivision 6 of this Ordinance.
9. Any township hall.
10. Any agricultural business such as seed dealerships.

**SUBDIVISION 3. CONDITIONAL USES**

The following uses may be allowed in the “A” AGRICULTURAL DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provision of Section 25 of this Ordinance.

1. Any commercial outdoor recreational area, outdoor event, game preserve, including organized group camps, golf courses and clubs, and gun clubs.
2. Any commercial dog kennel.
3. Any cemetery or memorial garden.
4. Any essential service line as regulated in Section 18 of this Ordinance.
5. Any essential service structure as regulated in Section 18 of this Ordinance.
6. Extraction, processing or storage of sand, gravel, stone or any other raw materials as regulated in Section 16, Subdivision 5 of this Ordinance.
7. Any sanitary landfill including Municipal Solid Waste (MSW) and Demolition as regulated by Redwood County and the State of Minnesota.
8. Any bed and breakfast or boarding house as defined by this Ordinance.
9. Any agricultural related business related to farm tractor, truck, or automobile repair.
10. Any agricultural related business related to tree farms, “U-pick” produce farms, apple orchards, etc that sell products not raised on the premise.
11. Any agricultural related business whose primary purpose is animal processing.
12. Any farm winery business.
13. Any Level II home occupation as regulated in Section 16, Subdivision 8 of this Ordinance.
14. Cellular Telecommunication Towers, Personal Communication Service Towers and Facilities, and Wind Energy Towers and Facilities.

A proposed use not listed as a Permitted or Conditional Use shall be deemed non-permitted. Any party seeking a non-permitted use shall file a request for a conditional use permit with the Redwood County Zoning Administrator.

**SUBDIVISION 4. ACCESSORY USES**

The following uses shall be permitted accessory uses within the “A” AGRICULTURAL DISTRICT.

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.
2. No accessory building shall project beyond the required setback for any front, side or rear yard.
3. The temporary selling by the producer of products raised on the premises, provided that space necessary for parking of vehicles of customers shall be furnished off the public right-of-way.

**SUBDIVISION 5. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS**

1. Lot Size, Width, and Depth.
  - A. Every lot on which a non-farm, single-family dwelling is erected shall contain an area of not less than two and one-half (2.5) acres of buildable area, except that the minimum lot area shall not apply to the sale of lots of record at the time of enactment of this Ordinance.
  - B. For uses other than non-farm, single-family dwellings the lot size shall be adequate to meet the setback, yard and other applicable requirements of this Ordinance.
  - C. Every lot which a one-family dwelling is erected shall have a minimum width of not less than one hundred fifty (150) feet at the building setback line and a minimum depth of not less than two hundred (200) feet.
2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
  - A. Front Yard.
    - (1.) There shall be a minimum front yard setback of sixty-seven (67) feet from right-of-way of any public road; except that a twenty-five (25) foot setback may be used for any minor street serving a residential subdivision.
    - (2.) There shall be a minimum front yard setback of one hundred (100)



waiver from the Redwood County Drainage Inspector. Such waiver will take into consideration the depth of the tile, the structural integrity of the tile, the soil characteristics, the location of the tile to surrounding structures, and any other information deemed to be of importance. The written waiver, if approved, shall state that by reducing the minimum setback requirement the project will not negatively affect the structure or utility of the tile and will not create problems for the future maintenance or relocation of the tile.

6. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in the Section 16, Subdivision 10 of the General Regulations.

### **SUBDIVISION 6. REGULATIONS FOR NON-FARM DWELLINGS**

The following provisions shall regulate the placement of any single-family, non-farm dwelling in an "A" AGRICULTURAL DISTRICT:

1. Each dwelling shall be sited on a separately surveyed and described parcel.
2. No dwelling shall be sited within one-quarter (1/4) mile of an existing confined feeding operation.
3. Each dwelling shall front and abut a public road for a distance of not less than sixty-six (66) feet.
4. Not more than three (3) new non-farm residential lots may be subdivided from an existing parcel of record on the date of adoption of the Ordinance, and in no case shall more than three (3) non-farm residences be permitted per quarter/quarter section of land.
5. The following will be allowed as exceptions to this Subdivision:
  - A. The replacement of any dwelling with another dwelling whether farm or non-farm shall be permitted.
  - B. Any lot of record as defined by this Ordinance shall be considered buildable provided all remaining ordinance provisions are met.
6. Site Plan Required. Presentation of a plan illustrating the location of the dwelling on the site, location of the septic tank, drainfield and secondary drainfield site, location of the well and access from a public road. Reasonable revisions to the site plan may be required as a condition of approval.

**SUBDIVISION 7.    CONFINED FEEDLOT REGULATIONS**

Confined feedlots may be allowed in an “A” AGRICULTURAL DISTRICT in accordance with the provisions of Section 17 of this Ordinance

**SUBDIVISION 8.    GENERAL REGULATIONS**

Additional requirements for parking and other regulations in the “A” AGRICULTURAL DISTRICT are set forth in Section 16 of this Ordinance.