

REDWOOD COUNTY ZONING ORDINANCE
SECTION 8
“R-1” RURAL RESIDENTIAL DISTRICT

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SECTION 8 “R-1” RURAL RESIDENTIAL DISTRICT

SUBDIVISION 1. PURPOSE

The “R-1” RURAL RESIDENTIAL DISTRICT is intended to provide a district which occurs in the small unincorporated villages and rural residential subdivisions allowing low density residential development and on-lot utilities where municipal or community utility systems are not available.

SUBDIVISION 2. PERMITTED USES

1. Any agricultural use, except that any confined feedlot or commercial kennel shall not be allowed.
2. Any church, provided that such church shall not be located within fifty (50) feet of any lot line of an abutting lot in any “R-1” RURAL RESIDENTIAL DISTRICT.
3. Any convalescent or nursing home.
4. Any Level I home occupation as regulated in Section 16, Subdivision 8 of this Ordinance.
5. Any park, recreational area, wildlife area, game refuge, or forest preserve owned by a governmental agency.
6. Any single-family dwelling.

SUBDIVISION 3. CONDITIONAL USES

The following uses may be allowed in the “R-1” RURAL RESIDENTIAL DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provisions of Section 25 of this Ordinance.

1. Any cemetery or memorial garden.
2. Any essential service line as regulated in Section 18 of this Ordinance.
3. Any essential service structure as regulated in Section 18 of this Ordinance.
4. Any golf course, country club or public swimming pool, provided that no principle structure shall be located within fifty (50) feet of any lot line of an abutting lot in an “R-1” RURAL RESIDENTIAL DISTRICT.

5. Any Level II home occupation as regulated in Section 16, Subdivision 8 of this Ordinance.

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 “R-1” RURAL RESIDENTIAL 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. Provided each of the following conditions are met, the Zoning Administrator may, by written waiver, authorize an otherwise permitted accessory structure on an adjacent lot in an R-1 Rural Residential District:
 - A. All existing platted lots must be less than the 2.5 acre minimum provided in Subdivision 5(1)(A);
 - B. The accessory use structure must be built after or contemporaneous with the primary use dwelling;
 - C. The accessory use structure must be located on a lot that is contiguous with the primary use lot;
 - D. The lots must be combined by the owner for tax purposes, and if Torrens property, onto one certificate of title;
 - E. All contiguous lots with common ownership shall be combined; and
 - F. The owner must record a perpetual covenant, in a form reasonably acceptable to the Zoning Administrator, in the Redwood County property records restricting any partition of the lots following the issuance of the written waiver.

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

Every lot in an “R-1” RURAL RESIDENTIAL DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards.

1. Lot Size, Width and Depth.
 - A. Every lot on which a 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 single-family dwellings the lot size shall be adequate to meet the setback, yard, and other applicable requirements of this Ordinance.
 - C. Every lot on which a single-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 the 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) feet provided from a right-of-way line of all four-lane highways.
 - (3.) In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such road or highway.
 - B. Side Yard. Every building shall have two (2) side yards. Each side yard shall have a minimum width of not less than ten (10) feet.
 - C. Rear Yard. There shall be a minimum rear yard of forty (40) feet.
3. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements.
 - A. All buildings shall not exceed thirty-five (35) feet in height.
 - B. Agricultural buildings shall be exempt from the height requirements.

Effective after 12:01 a.m. August 1, 2006.

4. Judicial and County Ditches.
 - A. There shall be a minimum setback of one hundred (100) feet from the top edge of any Judicial or County drainage ditch. Said setback requirement shall apply to erection of and maintenance of all structures, buildings and the like.
 - B. There shall be a minimum setback of seventy-five (75) feet from any trees.
5. Judicial and County Tile Lines.
 - A. There shall be a minimum setback of one hundred (100) feet from any Judicial or County tile lines. The said setback requirement shall apply to erection of and maintenance of all structures, buildings, and the like.
 - B. There shall be a minimum setback of seventy-five (75) feet from any trees. This shall take place on the effective adoption date of this revised Ordinance.
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. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the “R-1” RURAL RESIDENTIAL DISTRICT are set forth in Section 16 of this Ordinance.