

REDWOOD COUNTY ZONING ORDINANCE
SECTION 9
“UE” URBAN EXPANSION DISTRICT

TABLE OF CONTENTS

		<u>PAGE</u>
SUBDIVISION 1.	PURPOSE	1
SUBDIVISION 2.	PERMITTED USES	2
SUBDIVISION 3.	CONDITIONAL USES	2
SUBDIVISION 4.	ACCESSORY USES	3
SUBDIVISION 5.	LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS FOR LOTS SERVED BY ON-LOT UTILITIES	4
SUBDIVISION 6.	LOT SIZE, SETBACK AND YARD REQUIREMENTS FOR RESIDENTIAL SUBDIVISIONS	5
SUBDIVISION 7.	REGULATIONS FOR NON-FARM DWELLINGS	6

SECTION 9 “UE” URBAN EXPANSION DISTRICT

SUBDIVISION 1. PURPOSE

The “UE” URBAN EXPANSION DISTRICT is intended to provide an area adjacent to incorporated municipalities which is designed to:

- Contain and manage urban development within planned urban areas where basic services such as sewers, water facilities, and police and fire protection can be provided efficiently and economically.
- Conserve resources by encouraging orderly development of land.
- Preserve farmland and open space.
- Make more economical use of local tax dollars in locating facilities and providing services for the benefit of all citizens within the urban growth area.
- Provide property owners greater security in long-range planning and investments.
- Make it possible for utility extensions, transportation facilities and schools to be designed and located so as to match population growth more closely.
- Preserve and enhance the livability of the area.

It is intended that the status of all areas in this district be reviewed, jointly by the appropriate planning bodies or their representatives once per calendar year. Upon completion of this review each of the planning bodies should recommend to the appropriate governing bodies any land use changes for the “UE” URBAN EXPANSION DISTRICT. Recommendations for changes may include the following:

- The addition or removal of land from the “UE” URBAN EXPANSION DISTRICT.
- The rezoning of land to a more appropriate land use classification.
- The orderly annexation of land.
- The revising of land use plans and ordinances affecting land within the “UE” URBAN EXPANSION DISTRICT.

Effective after 12:01 a.m. November 13, 2002.

It is intended that development in the “UE” URBAN EXPANSION DISTRICT occur via orderly transition from farm to urban uses by:

- Annexation, rezoning and development of the areas adjacent to the incorporated limits of the existing urban centers.
- Contiguous development as a logical extension of similar urban land uses and zoned to the appropriate district.

SUBDIVISION 2. PERMITTED USES

The following uses shall be permitted within the “UE” URBAN EXPANSION DISTRICT.

1. Any agricultural use; except that any confined feedlot shall not be allowed.
2. Any cemetery or memorial garden.
3. Any church.
4. Any Level I home occupation as regulated in Section 16, Subdivision 8, of this Ordinance.
5. Any government building.
6. Any park, recreational facility, wildlife area, game refuge or forest preserve owned by a governmental agency.
7. Any single-family, non-farm dwelling subject to the provisions of Subdivision 7 of this Section.

SUBDIVISION 3. CONDITIONAL USES

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

1. Any essential service line as regulated in Section 18 of this Ordinance.
2. Any essential service structure as regulated in Section 18 of this Ordinance.
3. Any extraction, processing or storage of sand, gravel, stone or any other raw materials as regulated in Section 16, Subdivision 5 of this Ordinance.
4. Any golf course, country club, or public swimming pool.

Effective after 12:01 a.m. November 13, 2002.

5. Any Level II home occupation as regulated in Section 16, Subdivision 8 of this Ordinance.
6. Any single-family residential subdivision subject to the following provisions:
 - A. The subdivision shall be designed with the intention of connecting to municipal utilities when such utilities become available.
 - B. The subdivision shall be designed for eventual incorporation by the municipality. The affected governmental units shall plan for the extension of streets and utilities between the municipal boundary and the proposed subdivision.
 - C. The subdivision shall be designed for the future re-subdivision to accommodate additional residential units on lot sizes of an appropriate urban density when urban utilities are available. A copy of this proposed re-subdivision shall be reviewed and approved by the affected governmental units prior to approval of the original subdivision plat.

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 UNITS

The following uses shall be permitted accessory uses within the “UE” URBAN EXPANSION DISTRICT.

1. Any accessory building or the 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 FOR LOTS SERVED BY ON-LOT
UTILITIES**

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 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 on 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 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 of one hundred (100) feet provided from the 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 width of not less than ten (10) feet.
 - C. Rear Yard. There shall be a minimum rear yard of ten (10) 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.
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. LOT SIZE, SETBACK AND YARD REQUIREMENTS FOR RESIDENTIAL SUBDIVISIONS

1. Lot Size, Width and Depth
- A. Any residential subdivision requiring a Conditional Use Permit as described in Subdivision 3, Paragraph 5 of this Section may alter the zoning development standards to conform to the zoning requirements of the incorporating municipality as follows:
 - (1.) The lot size, width and depth requirements shall be designed for future re-subdivision to accommodate additional residential lots. This proposed re-subdivision shall be submitted prior to approval of the original plat.
 - (2.) In cases where municipal utilities will be immediately available the lot size, width and depth requirements may be altered to conform to the zoning requirements of the incorporating municipality.

Effective after 12:01 a.m. November 13, 2002.

2. Yard Requirements. The yard requirements shall be the same as Subdivision 5, Paragraph 2 of this Section.
3. Height Requirements. The height requirements shall be the same as Subdivision 5, Paragraph 3 of this Section.
4. Judicial and County Ditches. The Judicial and County drainage ditch requirements shall be the same as Subdivision 5, Paragraph 4 of this Section.
5. Judicial and County Tile Lines. The Judicial and County tile line requirements shall be the same as Subdivision 5, Paragraph 5 of this Section.
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 7. REGULATIONS FOR NON-FARM DWELLINGS

The following provisions shall regulate the placement of any single-family, non-farm dwelling in an "UE" URBAN EXPANSION 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. 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.