

Article 7. Agricultural Districts

- 7.1 PURPOSE
- 7.2 PERMITTED AND CONDITIONAL USES
- 7.3 BULK AND YARD REGULATIONS
- 7.4 GENERAL STANDARDS OF APPLICABILITY

7.1 PURPOSE OF THE AGRICULTURAL DISTRICT

The purpose of the Agricultural (AG) District is to establish and preserve areas within the City for the continuation of viable agricultural operations, preserve areas unsuitable for use other than agriculture or open space, protect agricultural uses from untimely encroachment by potential conflicting urban uses, protect the natural amenities of the City from harmful exploitation, provide for very low density residential development to preserve rural character in large areas of the community, and preserve areas that, due to natural features and limited roads, as well as proximity to available services, are best suited to limited development.

7.2 PERMITTED AND CONDITIONAL USES

Table 7-1: Agricultural Districts Permitted and Conditional Uses lists permitted and conditional uses for the agricultural districts. A “P” indicates that a use is considered permitted within that district. A “C” indicates that a use is considered a conditional use in that district and must obtain a conditional use permit as required in Section 4.3 (Conditional Use Permit). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

TABLE 7-1: AGRICULTURAL DISTRICTS PERMITTED AND CONDITIONAL USES		
USE	AG DISTRICT	USE STANDARDS
Agricultural Uses^{1 4}		
Agricultural Services Establishment ⁴	C	
General Farming ^{1 4}	P	
Industrial Farming: Small Poultry & Animals (Over 50 Poultry or Animals Per Acre) ^{1 4}	C	See Section 14.3.M
Living Quarters for More than 6 Persons Employed On-Premises	C	
Manufactured Home (Temporary) for Farming Operations ²	C	
Nursery and/or Tree Farm ⁴	P	
Raising of Livestock: Less than 10 Acres (Includes Fur-Bearing Animals) ^{1 4}	C	
Stable ^{1 4}	C	
Residential Uses		
Bed & Breakfast Facility ⁴	C	See Section 14.3.C
Dwelling, Single-Family Detached ³	P	See Section 14.3.H
Dwelling, Two-Family	P	See Section 14.3.H
Residential Facility: 6 or Fewer Persons	P	See Section 14.3.T
Institutional and Public Uses		
Essential Services & Essential Service Structure	P	
Place of Worship	C	
Public Building	C	
Utilities	C	See Section 14.3.X
School	C	
Open Space Uses		
Cemetery/Memorial Garden	P	
Public Park/Recreation Area, Athletic Field & Open Space	P	
Game Refuge	P	

TABLE 7-1: AGRICULTURAL DISTRICTS PERMITTED AND CONDITIONAL USES		
USE	AG DISTRICT	USE STANDARDS
Commercial Uses		
Commercial Kennel ⁴	C	See Section 14.3.F
Commercial Outdoor Recreation Facility ⁴	C	
Day Care Facility: 12 or Fewer Persons ⁴	C	
Office ⁴	C	See Section 14.3.Q
Roadside Stand ⁴	P	
Veterinary Office (Large Animal) ⁴	C	
Industrial Uses		
Mineral Extraction ⁴	C	
Wind Energy Conversion Systems (WECS)		
Building Mounted	P ⁵	See Section 14.3.Y
Freestanding	P ⁵	See Section 14.3.Y

FOOTNOTES TABLE 7-1

¹ All properties with livestock must have a Waste Utilization Plan (according to NRCS Standard 633) that is approved by the applicable county soil and water conservation district and comply with all MPCA permitting requirements.

² Maximum of one per zoning lot

³ Maximum of two per zoning lot

⁴ Maximum building area of three thousand five hundred (3,500) sq. ft. of gross floor area when a building is within 200' of a property line or six thousand five hundred (6,500) sq ft. of gross floor area when a building is further than 200' from a property line.

⁵WECS with a rated capacity of 5 kw or less are permitted.

7.3 BULK AND SETBACK REGULATIONS

Table 7-2: Agricultural Districts Bulk and Setback Regulations establishes bulk and setback regulations for the agricultural districts.

TABLE 7-2: AGRICULTURAL DISTRICTS BULK AND SETBACK REGULATIONS	
Bulk and Setback Regulations	AG District
BULK REQUIREMENTS	
Minimum Lot Area	40 acres
Minimum Lot Width	1,320 ft
Minimum Lot Depth	300 ft
Maximum Lot Coverage	30%
Maximum FAR	0.6
Maximum Principal Building Height	35 ft
Minimum Driveway Separation (Excluding Farm Field Approaches)	400 feet on a collector street 1,250 feet on an arterial street
Maximum Animal Density ^{1,2}	1 equine per acre 1 cattle per acre 3 swine per acre 4 cervidae per acre (e.g. deer) 5 goats and/or sheep per acre 25 large poultry per acre (e.g. turkeys, ducks, etc.) 50 small poultry and animals per acre (e.g. chickens, rabbits, etc.) ³ 51 or more small poultry per acre requires a conditional use permit
MINIMUM SETBACK REQUIREMENTS	
Minimum Front Setback	50 ft
Minimum Interior Side Setback	Residential Use – 10 ft Agricultural or Non-Residential Use –50 ft
Minimum Street Side Setback	50 ft

TABLE 7-2: AGRICULTURAL DISTRICTS BULK AND SETBACK REGULATIONS	
Bulk and Setback Regulations	AG District
Minimum Rear Setback	50 ft

FOOTNOTES TABLE 7-2

¹ Animal density allowances are calculated using gross acreage of all substantially contiguous property owned or leased by the same property owner regardless of jurisdictional boundary and rounded up to the nearest whole number.

² All properties with livestock must have a Waste Utilization Plan (according to NRCS Standard 633) that is approved by the applicable county soil and water conservation district and comply with all MPCA permitting requirements.

7.4 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Structures and Uses

See Section 15.5 (Accessory Structures and Uses) for standards governing accessory structures and uses.

B. Temporary Uses

See Section 14.4 (Temporary Uses) for standards governing temporary uses.

C. On-Site Development Standards

See Article 15 (On-Site Development Standards) for on-site development standards.

D. Off-Street Parking and Loading

See Article 16 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping and Screening

See Article 17 (Landscaping, Buffering and Screening) for standards governing landscaping and screening.

F. Signs

See Article 18 (Signs) for standards governing signs.