

3.0 DEFINITIONS**3.1 Purpose**

For the purpose of these regulations, the following terms, phrases, words, and their definitions shall have the meaning given in this chapter. When inconsistent with the context, words used in the present tense shall include the future tense; words in the singular number shall include the plural and words in the plural shall include the singular. The masculine gender includes the feminine and neuter genders.

3.2 A.

3.2.1 Accessory Building: a subordinate building excluding storage structures or portion of the principal building, the use of which is incidental to that of the dominant use of the principal building or land; not to include livestock or persons.

3.2.2 Accessory Use: a use which is incidental to, and customarily incident to the principal use.

3.2.3 Administrative Land Splits: Approval of a subdivision or change in property description of land that is approved by the Director of Development and not subject to public hearings.

(Ord. #398, adopted 05/08/06)

3.2.4 Agriculture: The production, storage, keeping, harvesting, grading, packaging, processing, boarding, or maintenance, for sale, lease, or personal use, of plants and animals useful to humans, including but not limited to forages and sod crop; grains and seed crop; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all of these animals; bees; fur animals; trees and forest products with the exception of sawmills; fruits and vegetables of all kinds; aquaculture, hydroponics and aquaponics; or land devoted to a soil conservation or forestry management program.

(Ord. #398, adopted 05/08/06) (Ord. #431, adopted 10/07/08)

3.2.5 Agricultural Building: A building used solely for agricultural uses or storage of agricultural products or machinery and on a parcel 10 acres or larger.

(Ord. #427, adopted 05/06/08)

3.2.6 Agricultural Tourism: Activities conducted seasonally for profit accessory to a working farm and offered to the public or to invited groups for the purpose of visitation, recreation, enjoyment or active involvement in the farm operation. Seasonal activities can include, but are not limited to, corn mazes, pumpkin patches, farm tours, and hayrides.

3.2.7 Airport or Heliport: Any land or structure which is used or intended for use for the landing and take-off of aircraft, and for appurtenant land or structure used or intended for use for port buildings or other port structures of rights-of-way.

(Ord. #398, adopted 05/08/06)

3.2.8 Alcohol Fuel Plant: A facility where alcohol fuel is stored, processed or distributed.

(Ord. #398, adopted 05/08/06)

3.2.9 Animal, Domestic: dogs, cats, birds, and any member of the animal kingdom housed principally in a case, aquarium, or other confined area with the homestead and kept principally for non-commercial and non-scientific purposes.

(Ord. #431, adopted 10/07/08)

3.2.10 Animals, Food: fish, fowl, cattle, swine, sheep and other members of the animal kingdom raised for purposes of food consumption.

3.2.11 Animals, Fur: mammals which are raised for their pelts.

3.2.12 Animal Hospitals: A facility rendering surgical and/or medical treatment to animals.

3.2.13 Animals, Miscellaneous: members of the animal kingdom which do not come within the definition of animals, food; animals, fur; or animals, pleasure.

3.2.14 Animal Unit: a unit of measure used to compare differences in the production of animal manure that employs as a standard the amount of manure produced on a regular basis by a slaughter steer or heifer for an animal feedlot or a manure storage area, calculated by multiplying the number of animals of each type in items (A) through (I) by the respective multiplication factor and summing the resulting values for the total number of animal units. For purposes of this Ordinance, the following multiplication factors shall apply:

- (A) dairy cattle:
 - (1) 1 mature cow (whether mixed or dry);
 - (a) over 1,000 pounds, 1.4 animal unit; or
 - (b) under 1,000 pounds, 1.0 animal unit;
 - (2) 1 heifer, 0.7 animal unit; and
 - (3) 1 calf, 0.2 animal unit;
- (B) beef cattle:
 - (1) 1 slaughter steer or stock cow, 1.0 animal unit;
 - (2) 1 feeder cattle (stocker or backgrounding) or heifer, 0.7 animal unit;
 - (3) 1 cow and calf pair, 1.2 animal units; and
 - (4) 1 calf, 0.2 animal unit;
- (C) 1 head of swine:
 - (1) over 300 pounds, 0.4 animal unit;
 - (2) between 55 pounds and 300 pounds, 0.3 animal units; and
 - (3) under 55 pounds, 0.05 animal unit;
- (D) 1 horse, 1.0 animal unit;
- (E) 1 sheep or lamb, 0.1 animal unit;
- (F) chickens:
 - (1) 1 laying hen or broiler, if the facility has a liquid manure system, 0.033 animal unit; or
 - (2) 1 chicken if the facility has a dry manure system:
 - (a) over 5 pounds, 0.005 animal unit; or
 - (b) under 5 pounds, 0.003 animal unit;

(G) 1 turkey:

(1) over 5 pounds, 0.018 animal unit; or

(2) under 5 pounds, 0.005 animal unit;

(H) 1 duck, 0.01 animal unit; and

(I) for animals not listed in items (A) through (H), the number of animal units is the average weight of the animal in pounds divided by 1,000 pounds.

(Ord. #329, adopted 03/20/01)

3.2.15 Antennas: Residential radio and television reception antennas and amateur radio station antennas for non-commercial uses and less than 50 feet in height.

(Ord.#410, adopted 04/17/07)

3.2.16 Apartment: a part of the building consisting of a room or suite of rooms intended, designed or used as a residence by an individual or a single family.

3.2.17 Applicant: Means any person or business entity who submits a written application related to zoning, land use, subdivision, site plans, sanitary codes, building codes, housing codes, and official maps pursuant to this Ordinance.

(Ord. #398, adopted 05/8/06)

3.2.18 Aquaculture: The hatching, raising, and breeding of fish or other aquatic animals for sale. Aquaculture is considered livestock that is subject to feedlot standards.

3.2.19 Aquaponics: The cultivation of plants and aquatic animals in a recirculating environment.

3.2.20 Auction Business: a building or areas within a building used for the regularly scheduled public sale of goods, wares, merchandise, or equipment to the highest bidder. This definition excludes farm auctions, estate sales, garage sales, or similar on-site events conducted no more than 10 total calendar days per year.
(Ord. #483, adopted 02/15/22)

3.2.21 Auto Fuel Station: a retail place of business engaged primarily in the sale of motor fuels, but also may be engaged in supplying goods and services generally associated with the operation and maintenance of motor vehicles. These may include sales of petroleum products, sale and servicing of tires, batteries,

automotive accessories, and replacement items, washing and lubrication services; and the performance of minor automotive maintenance and repair.

3.2.22 **Automobile and Vehicle Sales:** Storage and display for sale of motor vehicles, including cars, trucks, and recreational vehicles, and where repair or body work is incidental to the operation of the new or used vehicle sales; includes automobile retail or wholesale sales.

3.2.23 **Automobile and Vehicle Sales, Small Scale:** the sale of small numbers of used or repairable automobiles, trucks or other motorized vehicles, whether on a continuous or intermittent basis. Such a business shall be considered "small scale" if no more than 7 vehicles of any type are offered for sale on the property at any given time, and no more than 3 additional unlicensed vehicles are stored on the property at any given time.

(Ord. #221 adopted 10/06/92)

3.2.24 **Auto Salvage:** Includes the business of buying of second hand motor vehicles, parts and accessories for the remodeling, taking apart or rebuilding of the same, or the buying, storage or selling of parts of second hand motor vehicles or tires, or the assembling of second hand motor vehicles.

(Ord. #410, adopted 04/17/07)

3.3 B.

3.3.1 **Bank:** Any establishment wherein the primary occupation is concerned with businesses as banking, savings and loans, loan companies and investment companies.

(Ord. #398, adopted 05/08/06)

3.3.2 **Basement:** a portion of a building located partly underground. A basement shall be counted as a story if it has 1/2 or more of its height above the highest level to the adjoining ground and/or if it is intended to be used for dwelling or business purposes.

3.3.3 **Bed and Breakfast:** Overnight accommodations and a morning meal in a dwelling unit provided to transients for compensation.

(Ord. #407 adopted 11/14/06)

3.3.4 **Best Management Practices or “BMPs”**: Practices to prevent or reduce the pollution of the waters of the State, including schedules of activities, prohibitions of practices, and other management practices, and also treatment requirements, operating procedures and practices to control plant site runoff, spillage or leaks, sludge, or waste disposal or drainage from material storage.

(Ord. #438, adopted 06/16/09)

3.3.5 **Block**: an area of land within a subdivision that is entirely bounded by streets or a combination of streets, exterior boundary lines of the subdivision and/or bodies of water.

3.3.6 **Bluff**: a topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance for 50 feet or more shall not be considered part of the bluff):

(A) Part or all of the feature is located in a shoreland area;

(B) The slope rises at least 25 feet above the ordinary high water level of the waterbody;

(C) The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater; and

(D) The slope must drain toward the waterbody.

3.3.7 **Bluff Impact Zone**: a bluff and land located within 20 feet from the top of a bluff.

3.3.8 **Board of Adjustment**: shall be that Board as established under Section 11.4.

3.3.9 **Boathouse**: a structure designed and used solely for the storage of boats or boating equipment.

3.3.10 **Boulevard**: that portion of a street right-of-way between the curb or curb line and the property line.

3.3.11 **Boundary Line Adjustment**: A process for modifying property lines between 2 or more properties by either adding or subtracting land.

(Ord. #398, adopted 05/08/06)

3.3.12 **Building**: any structure having a roof which may provide shelter or enclosure of persons, animals or chattel.

3.3.13 **Building Height**: the vertical distance from the average elevation of the natural ground at the building or 10 feet above the lowest ground level, whichever is lower to the top of the highest point of the structure.

(Ord. #388, adopted 07/05/05)

3.3.14 **Building Line**: that line measured across the width of the lot of the point where the main structure is placed in accordance with setback provisions.

3.3.15 **Building Site**: A dry buildable lot, tract or parcel that is capable of supporting a structure.

(Ord. #398, adopted 05/08/06)

3.3.16 **Bulk Liquid Storage**: A structure used for the storage of liquids in bulk.

(Ord. #398, adopted 05/08/06)

3.3.17 **Business**: any occupation, employment or enterprise wherein merchandise is exhibited or sold, or which occupies time, attention, labor and materials, or where services are offered for compensation.

3.4 C.

3.4.1 **Cabinet Shops**: The building where the manufacturing of cabinets or countertops is conducted.

(Ord. #398, adopted 05/08/06)

3.4.2 **Campground, Recreational**: Any area, whether privately or publicly owned, used on a daily, nightly, weekly, or longer basis for the accommodation of tents, live in fish houses, recreational camping vehicles, or park trailers free of charge or for compensation. Ancillary uses of a campground may include storm shelters, bathrooms, clubhouse, swimming pool, maintenance facilities, and other similar uses as determined by the Planning Commission which use does not require its own conditional or interim use permit. Recreational Campgrounds exclude: (1) United States Forest Service camps (2) State Forest service camps (3) State wildlife management areas or state-owned public access areas which are restricted in use to picnicking and boat landings.

(Ord. #500, adopted 05/20/25)

3.4.3 **Cannabis Business**: any of the following licensed under MN Statutes, Section 342:

- (A) Cannabis Cultivator
- (B) Cannabis Delivery Service
- (C) Cannabis Event Organizer
- (D) Cannabis Manufacturer
- (E) Cannabis Mezzobusiness
- (F) Cannabis Microbusiness
- (G) Cannabis Retailer
- (H) Cannabis Testing Facility
- (I) Cannabis Transporter
- (J) Cannabis Wholesaler
- (K) Medical Cannabis Combination Business

(Ord. #497, adopted 12/17/24)

3.4.4 **Car Wash**: A structure, or portion thereof, containing facilities for washing motor vehicles by hand or by using production-line, automated or semi-automated methods for washing, whether or not employing a chain conveyor, blower, steam-cleaning or similar mechanical device.

(Ord. #398, adopted 05/08/06)

3.4.5 **Caretakers Residence**: A dwelling unit for a caretaker, owner or employee of an on-site business.

(Ord. #398, adopted 05/08/06)

3.4.6 **Carport**: A roofed structure providing space for the parking of motor vehicle and enclosed on not more than 3 sides.

(Ord. #398, adopted 05/08/06)

3.4.7 Cemetery: Property used for the interment of the dead.
(Ord. #398, adopted 05/08/06)

3.4.8 Child Care Center: A facility licensed by the Minnesota Department of Human Services as a child care center, unless exempted by law, that provides supervision of children during the day at a location other than the provider or caregiver's residence. Child care centers generally have larger groups of children and staff.
(Ord. #458, adopted 01/17/17)

3.4.9 Club or Lodge: a club or lodge is a non-profit association of persons who are bona fide members paying annual dues, use of premises being restricted to members and their guests.

3.4.10 Cluster Development: See Subdivision, Cluster.
(Ord. #398, adopted 05/08/06)

3.4.11 Commercial Multiple Unit Developments: are a type of development in the shoreland district permitted through a conditional use permit that typically provide transient, short-term lodging spaces, rooms, or parcels and their operations are essentially service-oriented. For example, hotel/motel accommodations, resorts, recreational vehicle and camping parks, and other primarily service-oriented activities are commercial multiple unit developments.
(Ord. #500, adopted 05/20/25)

3.4.12 Commercial Recreation, Indoor: Facilities located within a building or enclosed structure operated as a business and shall include, but are not limited to, banquet halls, pool halls, skating facilities, indoor swimming pools, bowling alleys, movie theaters, arcades, jump center, indoor firearms range, and other similar businesses. Such businesses may also provide accessory snack bar, restaurant, retail sales of related items, and other support facilities.

3.4.13 Commercial Recreation, Outdoor: Land or facilities operated as a business that shall include, but is not limited to, golf courses, outdoor swimming pools, amusement parks, go-kart tracks, paintball, firearms range, hunting club, shooting preserve and other similar businesses. Campgrounds and resorts are excluded from commercial recreation, outdoor. Such facility may also provide

accessory snack bar, restaurant, retail sales of related items, and other support facilities.

(Ord. #500, adopted 05/20/25)

3.4.14 Commercial Use: the principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

3.4.15 Commissioner: the commissioner of the Department of Natural Resources.

3.4.16 Communication Towers: radio and television broadcasting, transmission and/or receiving towers and antennas which are subject to licensing requirements of the Federal Communications Commission. This does not include residential radio and television reception antennas and amateur radio station antennas, all of which are deemed to be incidental to residential use.

3.4.17 Comprehensive Plan: the general plan for land use, transportation, and community facilities prepared and maintained by the Planning Commission.

3.4.18 Concept Plan: A plan indicating the present usage, plus the proposed plan for future development of the remainder of the property whenever the proposed plan does not incorporate all the lands owned by the applicant, and said remainder lands may be developed by the applicant or owner within 5 years from the date of the application.

(Ord. #398, adopted 05/08/06)

3.4.19 Conditional Use Permit: a permit specially and individually granted for a conditional use permitted in any use district.

3.4.20 Construction Activity: Clearing, grading and excavating that result in land disturbance of equal to or greater than 1 acre of total land area. Construction activity also includes the disturbance of less than 1 acre of total land that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than 1 acre.

(Ord. #438, adopted 06/16/09)

3.4.21 Contiguous: Next to, abutting, or touching and having a boundary, or portion thereof, that is coterminous.

(Ord. #398, adopted 05/08/06)

3.4.22 **Contour Map**: a map on which irregularities of land surface are shown by lines connecting points of equal elevations. Contour interval is the vertical height between contour lines.

3.4.23 **Contractor Shops**: A building or buildings used as an office, or for storage of materials and equipment, for an individual or business entity engaged in the construction, demolition or repair of any building, highway, road, railroad, sewer, project development, housing, housing development, improvement, or any construction undertaking in whole or in part; this includes landscaping contractors, well drillers and excavation contractors.

(Ord. #445, adopted 04/12/11)

3.4.24 **Convenience Stores**: any retail store whose principal business is selling convenience grocery items, health and beauty items, and other items intended for routine use and consumption by the consumer. These stores shall be no more than 4,800 square feet.

3.4.25 **Copy**: a print or reproduction made from a tracing.

3.4.26 **Cultivation, Cannabis**: means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts. Cultivation includes indoor, outdoor and mixed light cultivation.

(Ord. #497, adopted 12/17/24)

3.5 D.

3.5.1 **Daycare Facility, Licensed Group Family**: a residence providing care for no more than 14 children outside of the children's' own homes on a regular basis, as defined in Minn. R. 9502.0315, as may be amended and which is licensed by the Commissioner of Human Services pursuant to Minn. Stat. Ch. 245A, as may be amended and Minn. R. Ch. 9502, as may be amended.

(Ord. #265, adopted 07/16/96) (Ord. #398, adopted 05/08/06)

3.5.2 **Deck**: a horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than 3 feet above ground.

3.5.3 Delivery Service, Cannabis: Transports cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products to the end consumer.

(Ord. #497, adopted 12/17/24)

3.5.4 Department: The Benton County Department of Development, or other designated agent who is a qualified employee or licensee.

(Ord. #329, adopted 04/03/01)

3.5.5 Detention Pond: Impoundments that have a permanent pool of water and have the capacity to temporarily store storm water until it is released from the structure.

(Ord. #398, adopted 05/08/06)

3.5.6 Development: the act of building structures and installing site improvements.

3.5.7 Director: the Benton County Department of Development Director, or delegate.

(Ord. #398, adopted 05/08/06)

3.5.8 Double Frontage Lots: lots which have a front line abutting on one street and a back or rear line abutting on another street.

3.5.9 Drainage Course: a water course or indenture for the drainage of surface water.

3.5.10 Drainage Plan: An indication of surface water flow and water control systems, including the capacity of said systems.

(Ord. #398, adopted 05/08/06)

3.5.11 Drive-In Business: A facility selling, serving, or offering goods directly to customers waiting in a motor vehicle who consume or use the goods on or off premise of the principal use.

(Ord. #398, adopted 05/08/06)

3.5.12 Dry Buildable: Contiguous acreage containing non-hydric soils and void of wetlands, hydric vegetation, floodways, bluffs, right-of-way and restrictive easements. The site shall be capable of supporting 2 standard individual septic systems.

(Ord. #398, adopted 05/08/06)

3.5.13 Duplex, triplex, and quad: a dwelling structure on a single lot, having 2, 3, and 4 units, respectively, being attached by common walls and each unit equipped with separate sleeping, cooking, eating, living, and sanitation facilities.

3.5.14 Dwelling: a room or group of rooms providing complete living facilities for one household.

3.5.15 Dwelling-Attached: a structure having dwelling units joined by one or more party walls.

3.5.16 Dwelling-Energy Efficient Below Ground: a structure meeting the specifications of the Minnesota Energy Code.

3.5.17 Dwelling-Multiple: a dwelling designed exclusively for occupancy by 2 or more families living independently of each other; the term includes double bungalows and duplexes, but not hotels, motels, lodging houses, boarding houses or tourist homes.

3.5.18 Dwelling-Single Family: a detached dwelling designed exclusively for occupancy by one family and containing not more than one dwelling unit.

3.5.19 Dwelling Site: a designated location for residential use by one or more persons using temporary or movable shelter, including camping and recreational vehicle sites.

3.5.20 Dwelling Unit: consists of one or more rooms, including a bathroom and complete kitchen facilities, which are arranged, designed or used as living quarters for one family or household.

3.6 E.

3.6.1 Easement: authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

3.6.2 Edible Cannabis Product: “Edible cannabis product” means any product that is intended to be eaten or consumed as a beverage by humans; contains a cannabinoid other than an artificially derived cannabinoid in combination with food ingredients; is not a drug; and is a type of product approved for sale by the Office of Cannabis Management, or is substantially similar to a product approved by the Office of Cannabis Management including but not limited to products that

resemble nonalcoholic beverages, candy, and baked goods. Edible cannabis product does not include lower-potency hemp edibles.

(Ord. #497, adopted 12/17/24)

3.6.3 Endorsement: means an authorization from OCM to conduct a specified operation activity.

(Ord. #497, adopted 12/17/24)

3.6.4 Engineer: a professional engineer engaged by the County Board.

3.6.5 Essential Services: public roads, underground or overhead gas, electrical, steam or water transmission or distribution systems; collection, communication, supply or disposal systems including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants or other similar equipment and accessories in conjunction therewith; but not including buildings.

3.6.6 Excavation: The digging, removal, filling with, or storage of any naturally occurring dirt, rock, sand, gravel, clay, silt, soil, or other like mineral(s).

(Ord. #398, adopted 05/08/06)

3.6.7 Expansion: An expansion of a structure in any manner, including but not limited to, increase of height, width, footprint, size or volume.

3.6.8 Extractive Use: the use of land for surface or subsurface removal of sand, gravel, rock, industrial minerals, other nonmetallic minerals, and peat not regulated under Minn. Stat. §§ 93.44 to 93.51, as may be amended.

3.7 F.

3.7.1 Family: an individual, or 2 or more persons each related by blood, marriage, or adoption living together as a single housekeeping unit, or a group of not more than 4 persons not so related, maintaining a common household.

3.7.2 Farm: An agriculturally zoned area used for:

- (A) Growing products such as, but not limited to, grains, forages, vegetables, nuts, trees, sod or specialty horticultural crops.
- (B) Raising animals or fowl such as, but not limited to, cattle, swine, chickens, turkeys, horses, sheep or exotic species.

- (C) Land enrolled in limited term contractual programs through which payments are made to the farmer (e.g. CRP).
- (D) For the purpose of this Ordinance, abutting parcels in common ownership (which meet the above definition of a farm) shall be considered to be only one farm and shall qualify for only one farmstead residence (except as hereinafter provided).

(Ord. #329, adopted 03/20/01) (Ord. #398, adopted 05/08/06)

3.7.3 **Farming, General:** the growing of products such as, but not limited to, grains, forages, vegetables, nuts, trees, sod or specialty horticultural crops; the raising of animals; and land enrolled in limited term contractual programs through which payments are made to the farmer. Animal density greater than 3 animal units per acre owned or leased shall be considered intensive livestock farming.

(Ord. #431, adopted 10/07/08)

3.7.4 **Farm Implement Sales:** An area that may or may not be located within a structure where farming equipment is available for sale.

(Ord. #398, adopted 05/08/06)

3.7.5 **Farmstead:** the buildings and adjacent service areas of a farm, including lawns, windbreak and feedlot area.

3.7.6 **Farmstead Residence:** A single family dwelling associated with the farmstead.

(Ord. #398, adopted 05/08/06)

3.7.7 **Feedlot:** a fenced land area or building or combination of fenced land areas and buildings intended for the confined feeding, breeding, raising or holding of at least fifty animal units or 10 animal units if in a shoreland area and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. For purposes of these rules, open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered to be feedlots. Pastures shall not be considered to be animal feedlots. (Ord. #483, adopted 02/15/22)

A feedlot does not cease to be a feedlot merely because confined feeding, breeding, raising or holding of animals is not actually taking place at a given time,

however, such areas, buildings or combinations which have not been used for confined breeding, raising or holding of animals for a 10-year period shall not be considered a feedlot until such use resumes. A written statement provided by the landowner may remove the status of an unused feedlot, regardless of when the feedlot was last used and permit a residence to be located within 660 feet of the unused feedlot.

(Ord. #431, adopted 10/07/08)

3.7.8 **Feedlot, Contiguous Parcel:** A parcel, or abutting parcels, upon which the feedlot is located and which is owned by the feedlot permit applicant.

(Ord. #431, adopted 10/07/08)

3.7.9 **Feedlot, Non-Feedlot Residence:** Any dwelling that is not located on the same farmstead as the feedlot.

(Ord. #431, adopted 10/07/08)

3.7.10 **Feedlot, Tier 1:** An area or building intended and designed for the feeding, breeding, raising or holding of between 50 to 999 animal units or 10-999 animal units in a shoreland area. This also includes warm or cool water species fish farms producing less than 100,000 pounds per year and cold water species (trout, salmon, char) operations producing less than 20,000 pounds per year or feeding less than 5,000 pounds per month of feed.

(Ord. #431, adopted 10/07/08)

3.7.11 **Feedlot, Tier II:** An area or building intended and designed for the feeding, breeding, raising or holding of between 1,000 and 2,500 animal units. This also includes warm or cool water species fish farms producing more than 100,000 pounds per year and cold water species (trout, salmon, char) operations producing more than 20,000 pounds per year or feeding more than 5,000 pounds per month of feed.

(Ord. #431, adopted 10/07/08)

3.7.12 **Fence:** any partition, structure, wall or gate erected as a dividing marker, barrier, or enclosure.

(Ord. #407, adopted 11/14/06)

3.7.13 **Fertilizer plants**: A building or structure where fertilizer is processed made or stored.
(Ord. #398, adopted 05/08/06)

3.7.14 **Field Windbreak**: a strip or belt of trees or shrubs more than 100 feet in length, 50 feet or less in width, adjacent to or within a field.
(Ord. #398, adopted 05/08/06)

3.7.15 **Filter strip**: Grass or other close growing vegetation designed to receive overland flow of storm water; and designed such that the overland flow of water travels a minimum of 20 feet through the vegetation.

3.7.16 **Final Plat**: a drawing, in final form, showing a proposed subdivision containing all information and detail required by Minnesota Statutes and by this Ordinance to be presented to the County Board for approval, and which, if approved, may be duly filed with the County Recorder.

3.7.17 **Flood Frequency**: the average frequency, statistically determined, for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

3.7.18 **Floor Area Ratio**: the numerical value obtained through dividing the floor area of a building or buildings by the lot area on which such building or buildings are located.

3.7.19 **Forest Land Conversion**: the clear cutting of forested lands to prepare for a new land use other than reestablishment of a subsequent forest stand.

3.7.20 **Forestry**: The use and management including logging, of a forest, woodland or plantation and related research and educational activities, including the construction, alteration or maintenance of wood roads, skid ways, landings, and fences. May include an accessory nursery and/or greenhouse for the growing of trees for reforestation.
(Ord. #398, adopted 05/08/06)

3.7.21 **Full Time on the Farm**: someone employed through at least 3 of the 4 seasons of the year, and who, with the exception of a vacation period of not more than 3 weeks, works at least 5 days per week on the farm, and who averages at least 40 hours per week through 3 seasons of the year. The seasons of the year are

as follows: Winter, 12/21 to 3/21; Spring, 3/22 to 6/20; Summer, 6/21 to 9/20; Fall, 9/21 to 12/20.

3.8 G.

3.8.1 Garage, Public: a building or portion of a building used for the storage of vehicles for remuneration.

3.8.2 Garage, Repair: a building or space for the maintenance of vehicles, but not including auto wrecking or junkyards.

3.8.3 Governing Body: the Board of Commissioners.

3.8.4 Government Buildings and Structures: Any building or structure held, used or controlled exclusively for public purposes by any department or branch of the Federal Government, State of Minnesota, Benton County or Township.

(Ord. #398, adopted 05/08/06)

3.8.5 Grain Elevator: A building used for elevating, storing, discharging and/or processing grain.

(Ord. #398, adopted 05/08/06)

3.8.6 Greenhouses: A structure or building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for sale.

(Ord. #398, adopted 05/08/06)

3.9 H.

3.9.1 Hemp Business: A hemp business means either of the following licensed under Ch. 342:

(A) Lower-Potency Hemp Edible Manufacturer

(B) Lower-Potency Hemp Edible Retailer

(C) Hemp business does not include a person or entity licensed under Ch. 18K to grow industrial hemp for commercial or research purposes or to process industrial hemp for commercial purposes.

(Ord. #497, adopted 12/17/24)

3.9.2 Historic Site or Area: Any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatte cemetery that falls under the provisions of Minn. Stat. § 307.08, as may be amended. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota state archaeologist or the director of the Minnesota Historical Society. All unplatte cemeteries are automatically considered to be significant historic sites.

(Ord. #398, adopted 05/08/06)

3.9.3 Home Extended Business: An occupation or profession engaged in by the occupant of the dwelling unit that is carried out in an accessory structure that is clearly incidental and secondary to the residential use of the premises and does not change the character of the principle use.

(Ord. #352, adopted 12/17/02) (Ord. #407, adopted 11/02/06)

3.9.4 Home Occupation: Any activity carried out for financial gain by a resident which is clearly secondary to the principal use, when carried on within the resident's dwelling unit and not in any accessory building, except an attached garage, and which shows no activity other than activity normally present in a residential dwelling unit.

(Ord. #352, adopted 12/17/02)

3.9.5 Horticulture: The cultivation of a garden or orchard for income and structures designed for the storage of products and machinery pertaining and necessary thereto.

(Ord. #398, adopted 05/08/06)

3.9.6 Hotel: a building having provision for 9 or more guests in which lodging is provided with or without meals for compensation and which is open to transient or permanent guests and where no provision is made for cooking in any guest room, and in which ingress and egress to and from all rooms is made through an inside lobby.

3.9.7 Human Care Facilities: A facility that provides care and living facilities for elderly or disabled individuals.

(Ord. #431, adopted 10/07/08)

3.9.8 Hydroponic: The cultivation of plants through the process of adding plant-specific nutrients to a recirculating water system.

3.10 I.

3.10.1 Ice Ridge: A modification to the topographic characteristics of the shoreline resulting from a natural process from a water basins expanding and contracting ice sheet and consisting of a linear mound of soil generally parallel to the water's edge.

3.10.2 Illicit Discharge: Any direct or indirect non-storm water discharge to the separate storm sewer system, except as exempted below.

The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited **except** as described as follows:

The following discharges are exempt from discharge prohibitions established by this Ordinance: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, non-commercial washing of vehicles, natural riparian habitat or wet-land flows, swimming pools (if dechlorinated - typically less than 1PPM chlorine), fire fighting activities, and any other water source not containing Pollutants.

(Ord. #438, adopted 06/16/09)

3.10.3 Impervious Surface: A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted sand, limerock, clay or gravel, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

(Ord. #352 adopted 12/17/02)

3.10.4 Industrial Use: the use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.

3.10.5 **Infiltration Basin or Trench**: A water impoundment constructed over permeable soils designed to temporarily store storm water and allow the storm water to infiltrate through the bottom and sides of the impoundment.

(Ord. #398, adopted 05/08/06)

3.10.6 **Intensive Livestock Farming**: the feeding, breeding, raising or holding of animals in feedlots when the ratio of animal units to tillable cropland acres owned or leased by the feedlot operator exceeds 3:1.

(Ord. #431, adopted 10/07/08)

3.10.7 **Intensive Vegetation Clearing**: the complete removal of trees or shrubs in a contiguous patch, strip, row, or block.

3.10.8 **Interim Use**: A temporary use of property until a particular date, until the occurrence or a particular event, or until zoning regulations no longer permit it.

(Ord. #441, adopted 06/15/10)

3.11 J.

3.11.1 **Junkyard**: a place maintained for keeping, storing, or piling in commercial quantities, whether temporarily, irregularly, or continually; buying or selling at retail or wholesale any old, used or second hand material of any kind, including used motor vehicles, machinery, and/or parts thereof, cloth, rugs, clothing, paper, rubbish, bottles, rubber, iron or other metals, or articles which from its worn condition render it practically useless for the purpose for which it was made and which is commonly classed as junk. This shall include a lot or yard for the keeping of unlicensed motor vehicles or the remains thereof for the purpose of dismantling, sale of parts, sale as scrap, storage or abandonment. This shall not prohibit the keeping of 1 unlicensed motor vehicle within a garage or other structure in residential districts or 3 unlicensed motor vehicles, not including farm implements, within agricultural districts.

3.12 K.

3.12.1 **Kennel**: the boarding and/or breeding of dogs, cats or other domestic animal offered for sale or other compensation that exceeds 5 animals over 4 months or age.

(Ord. #431, adopted 10/07/08)

3.12.2 **Key Map**: a map drawn to comparatively small scale which definitely shows the area proposed to be platted and the areas surrounding it to a given distance.

3.13 L

3.13.1 **Land Reclamation**: The restoration of land after the conclusion of a mining or landfill operations to an acceptable topography, vegetative cover, soil stability and the establishment of safe conditions appropriate to the subsequent use of the land.

(Ord. 398, adopted 05/08/06)

3.13.2 **Land Rehabilitation**: The restoration of land due to a natural or human disaster.

(Ord. #398, adopted 05/08/06)

3.13.3 **Land Split**: see Subdivision.

(Ord. #398, adopted 05/08/06)

3.13.4 **Land Use Application**: The term includes, but not limited to applications for the following: land use permits, vegetative alteration permits, topographic alteration permits, or other types of zoning permits, conditional use permits, amendments to this Ordinance, variances from the provisions of Ordinance, and the subdivision of real estate. The application is not considered complete and will not be accepted by the Department of Development unless all fees are paid, preliminary reviews and approvals completed, submitted with associated supporting information and documents, and such other information as required by the Department of Development Director.

(Ord. #330, adopted 04/03/01)

3.13.5 **Landscaping**: planting such as trees, grass and shrubs.

3.13.6 **Legal Subdivision**: See Subdivision, Legal.

(Ord. #398, adopted 05/08/06)

3.13.7 **Licensed Engineer**: a person licensed as a professional engineer by the State of Minnesota.

3.13.8 **Littoral Lot**: a lot or parcel of land adjacent to, or bordering, a lake or pond.

3.13.9 Livestock: Animals, and especially farm animals, raised for use, profit or enjoyment, including horses, ponies, bison (American buffalo), cattle, sheep, goats, poultry, llamas and other similar domesticated animals.

(Ord. #398, adopted 05/08/06)

3.13.10 Livestock Experimentation: Conducting research on livestock that may involve genetic manipulation, cross-breeding, disease prevention and/or similar research.

(Ord. #398, adopted 05/08/06)

3.13.11 Livestock Farming, Small or Restricted Animals: Raising of small fur-bearing animals (i.e. minks, chinchillas or similar animal).

(Ord. #398, adopted 05/08/06)

3.13.12 Livestock Sales Yards: Area that may or may not be within a structure where livestock is available for sale.

(Ord. #398, adopted 05/08/06)

3.13.13 Livestock Waste Storage Facility: a diked enclosure, pit or structure for temporary disposal or storage of livestock wastes.

3.13.14 Loading Berth: an unobstructed area provided and maintained for the temporary parking of trucks and other motor vehicles for the purpose of loading and unloading goods, wares, materials and merchandise.

3.13.15 Lot: a parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision or record of survey map, for the purpose of sale or lease or separate use thereof.

3.13.16 Lot, Corner: a lot situated on the junction of and abutting on 2 or more intersecting streets, or a lot at the point of deflection in alignment of a continuous street, the interior angle of which does not exceed 135 degrees.

3.13.17 Lot, Flag: A lot not meeting minimum frontage requirements and where access to the public road is by fee title.

(Ord. #398, adopted 05/08/06)

3.13.18 Lot, Interior: a lot other than a corner lot, including through lots.

3.13.19 Lot, Residential: a lot in a Residential District (R-1, R-2, R-3, or R-S).
(Ord. # #427, adopted 05/06/08)

3.13.20 Lot, Through: any lot other than a corner lot which abuts more than one street.

3.13.21 Lot Area: the area of a lot on a horizontal plane bounded by the lot lines.

3.13.22 Lot Depth: the mean horizontal distance between the front lot line and the rear lot line.

3.13.23 Lot Line: a lot line is the property line bounding a lot except that where any portion of a lot extends into the public right-of-way or a proposed public right-of-way, the line of such public right-of-way shall be the lot line.

3.13.24 Lot Width: the horizontal distance between the side lot lines of a lot measured parallel to the front line of the lot at the setback line. For flag lots the setback for the front yard shall be equal to the rear yard setback of the district.
(Ord. #398, adopted 05/08/06)

3.13.25 Lot Line, Front: that boundary of a lot which abuts an existing or dedicated public street, and in the case of a corner lot, it shall be the shortest dimension on a public street except that a corner lot in a non-residential area shall be deemed to have frontage on both streets. For lots abutting a Federal or State Road and a Service Road or Street Within a Subdivision, the area abutting the service road or street within a subdivision shall be deemed to be the front lot line. On flag lots the front lot line shall be the point where the lot meets the minimum lot width requirement.
Notwithstanding the above language, any lot line which is a shoreline shall be deemed to be the front lot line.
(Ord. #202 adopted 11/06/90) (Ord. #220 adopted 09/01/92) (Ord. #398. adopted 05/08/06)

3.13.26 Lot Line, Rear: the boundary of a lot, other than a through lot, which is opposite the front lot line. If the rear lot line is less than 30 feet in length or if the lot forms a point in the rear, the rear lot line shall be a line 30 feet in length within the lot, parallel to the front lot line. For corner lots in the non-residential area the lot line opposite the front lot line shall be deemed a side yard for setbacks.
(Ord. #440, adopted 10/20/09)

3.13.27 Lot Line, Side: any boundary of a lot which is not a front lot line or a rear lot line.

3.13.28 Lot of Record: a platted lot or metes and bounds parcel which has been recorded in the office of the County Recorder prior to the adoption of the August 1, 1978 zoning map. Also includes parcels described in unrecorded contracts for deed if the contract was notarized prior to the adoption of the August 1, 1978 zoning map.

(Ord. #373, adopted 02/17/04)

3.13.29 Lower-Potency Hemp Edible:

(A) “Lower-potency hemp edible” means any product that:

- (1) is intended to be eaten or consumed as a beverage by humans;
- (2) contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients;
- (3) is not a drug;
- (4) does not contain a cannabinoid derived from cannabis plants or cannabis flower;
- (5) is a type of product approved for sale by the office or is substantially similar to a product approved by the office, including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods; and
- (6) meets either of the requirements in paragraph (B).

(B) A lower-potency hemp edible includes:

- (1) A product that:
 - (a) consists of servings that contain no more than five milligrams of delta-9 tetrahydrocannabinol; no more than 25 milligrams of cannabidiol, cannabigerol, cannabinol, or cannabichromene; any other cannabinoid authorized by the office; or any combination of those cannabinoids that does not exceed the identified amounts;

- (b) does not contain more than a combined total of 0.5 milligrams of all other cannabinoids per serving; and
- (c) does not contain an artificially derived cannabinoid other than delta-9 tetrahydrocannabinol, except that a product may include artificially derived cannabinoids created during the process of creating the delta-9 tetrahydrocannabinol that is added to the product, if no artificially derived cannabinoid is added to the ingredient containing delta-9 tetrahydrocannabinol and the ratio of delta-9 tetrahydrocannabinol to all other artificially derived cannabinoids is no less than 20 to one; or

(2) A product that:

- (a) contains hemp concentrate processed or refined without increasing the percentage of targeted cannabinoids or altering the ratio of cannabinoids in the extracts or resins of a hemp plant or hemp plant parts beyond the variability generally recognized for the method used for processing or refining or by an amount needed to reduce the total THC in the hemp concentrate; and
- (b) consists of servings that contain no more than five milligrams of total THC.

(Ord. #497, adopted 12/17/24)

3.14 M.

3.14.1 **Manufactured Home:** a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

3.14.2 **Manufactured Home Park:** any site, lot, field or tract of land upon which 2 or more occupied manufactured homes are located, either free of charge or for compensation, and includes any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of the manufactured home park.

3.14.3 **Manufactured Home Subdivision**: a platted area of lots which is designed and intended for exclusive placement of manufactured homes and so stipulated by deed restrictions. Said lots must be for sale.

3.14.4 **Manufacturing, Cannabis**: the process by which cannabis flower or plants, cannabis concentrate, artificially derived cannabinoid, hemp plant part, or hemp concentrate are prepared into useable consumer products, or products intended for further processing. Manufacturing includes the production of edible cannabis products or lower-potency hemp edible, processing of cannabinoid products, and extraction and concentration that creates cannabis concentrate, hemp concentrate or artificially derived cannabinoids.

(Ord. #497, adopted 12/17/24)

3.14.5 **Manufacturing, Heavy**: an establishment or use of land that manufactures, assembles, or fabricates using processes that generally create odor, noise, vibration, illumination or particulates that may impact surrounding properties. This category shall also include any use of land that needs large unscreened outdoor structures or storage that cannot be incorporated into the building.

3.14.6 **Manufacturing, Hemp**: the process by which hemp plant parts, are prepared into hemp concentrate or artificially derived cannabinoids, and hemp plant parts, hemp concentrate, and artificially derived cannabinoids are prepared into lower-potency hemp edibles and into usable consumer products. Manufacturing includes the production of lower-potency hemp edibles, processing of cannabinoid products, and extraction and concentration that creates hemp concentrate or artificially derived cannabinoids.

(Ord. #497, adopted 12/17/24)

3.14.7 **Manufacturing, Light**: all uses which include the compounding, processing, packaging, treatment or assembly of products and materials, provided such use will not generate objectionable influences that extend beyond the lot on which the use is located.

3.14.8 **May**: means permissive.

3.14.9 **Metes and Bounds Description**: a description of real property which is not described by reference to a lot or block shown on a map, but is described by starting at a known point and describing the bearings and distances of the lines forming the boundaries of the property or delineates a fractional portion of a section, lot or area by described lines or portions thereof.

3.14.10 **Minerals**: the non-metallic materials found naturally in the earth including, but not limited to, rock, sand, gravel, clay, silt, and soil which may be covered by overburden.

(Ord. #428, adopted 06/17/08)

3.14.11 **Mini Storage (Self-Service Storage Facility)**: a structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time.

- (A) However, the following uses are prohibited;
- (B) Auctions, commercial, wholesale, or retail sales, or miscellaneous or garage sales;
- (C) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
- (D) The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment (except for maintenance or repair of the structure);
- (E) The establishment of a transfer and storage business;
- (F) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; and
- (G) Any use of any portion as a dwelling or living facility.

(Ord. #267 adopted 10/15/96)

3.14.12 **Minimum Subdivision Design Standards**: the guides, principles and specifications for the preparation of subdivision plans indicating, among other things, the minimum and maximum dimensions of the various elements set forth in the plan.

3.14.13 **Mining, Commercial**: Involving the total amount of 500 cubic yards, or more, of rock, sand, gravel, clay, silt, soil, or any other like mineral(s) or combination thereof for sale.

(Ord. #398, adopted 05/08/06)

3.14.14 **Mining Operation(s)**: The excavation and/or processing of rock, sand, gravel, clay, silt, soil or other like mineral(s) being conducted by an entity on a commercial basis.

(Ord. #398, adopted 05/08/06)

3.14.15 **Mining, Processing**: the crushing, screening, washing, compounding, or treatment of rock, sand, gravel, clay, silt, soil, or other like mineral(s) being conducted within the unincorporated areas of Benton County, including the production of asphalt compositions for pavement and the recycling of previously-used concrete and asphalt.

(Ord. #428, adopted 06/17/08)

3.14.16 **Mining, Rehabilitation**: to renew the land with the goal being to return it to a self-sustaining state where there is self-sustaining vegetation and its long-term use is compatible with contiguous land uses in accordance with the standards set forth in Section 9.16.

(Ord. #428, adopted 06/17/08)

3.14.17 **Motel / Hotel**: A building or group of detached, semi-detached, or attached buildings containing guest rooms or dwellings, with garage or parking space conveniently located to each unit, and which is designed, used or intended to be used primarily for the accommodation of automobile transients.

(Ord. #398, adopted 05/08/06)

3.14.18 **Motor Vehicle**: every vehicle which is self-propelled and every vehicle which is propelled by electric power obtained from overhead trolley wires. Motor vehicles does not include a vehicle moved solely by human power.

(Ord. #334, adopted 08/21/01)

3.14.19 **Multiple Unit Development**: a type of development in the shoreland district permitted through a conditional use permit characterized by a unified site design for a number of dwelling units or dwelling sites on a parcel, whether for sale, rent, or lease, and also usually involving clustering of these units or sites to provide areas of common open space, density increases, and a mix of structure types and land uses. These developments may be organized and operated as condominiums, time-share condominiums, cooperatives, full fee ownership, commercial enterprises, or any combination of these, or cluster subdivisions of

dwelling units, residential condominiums, townhouses, apartment buildings, campgrounds, recreational vehicle parks, resorts, hotels, motels, and conversions of structures and land uses to these uses.

(Ord. #500, adopted 05/20/25)

3.14.20 **Municipal Separate Storm Sewer System**: A conveyance or system of conveyances (including roads within drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains) that is:

- (A) Owned and operated by Benton County;
- (B) Designed or used for collecting and conveying storm water;
- (C) Which is not a combined sewer, and
- (D) Which is not part of a Publicly Owned Treatment Works as defined at 40 C.F.R. 122.2 and 40 C.F.R. 403.3, as may be amended.

(Ord. #438, adopted 06/16/09)

3.14.21 **Must**: obligation or necessity, mandatory.

3.15 N.

3.15.1 **New Development** : Construction Activity that creates new impervious surface.

(Ord. #438 adopted 06/16/09)

3.15.2 **Nonconforming Structure**: A structure or building, the size, dimensions, or locations of which was lawful prior to the adoption, revision, or amendment of the Development Code but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Development Code.

(Ord. #407, adopted 11/14/06)

3.15.3 **Nonconforming Use**: a use or activity that was lawful prior to the adoption, revision, or amendment of the Development Code but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Development Code.

(Ord. #407, adopted 11/14/06)

3.15.4 Natural Waterway: a natural passageway in the surface of the earth so situated and having such a topographical nature that surface water flows through it from other areas before reaching a final ponding area.

3.15.5 Normal High Water Mark: a mark delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape. The normal high water mark is commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial.

3.15.6 Noxious Matter or Materials: material capable of causing injury to living organisms by chemical reaction, or capable of causing detrimental effects on the physical or economic well-being of individuals.

3.15.7 Nursery, Day: a facility where care is provided for pay for 3 or more children for periods of 4 hours or more per day.

3.15.8 Nursery, Landscape: a business growing and selling trees, flowering and decorative plants and shrubs.

3.15.9 Nursing Home: an institution or facility required to be licensed as such under Minnesota Statutes by the State Board of Health.

3.16 O.

3.16.1 OCM: OCM means the Office of Cannabis Management.
(Ord. #497, adopted 12/17/24)

3.16.2 Official Map: the map established by the County Board, in accordance with Minnesota Statutes, showing streets, highways, parks and drainage, both existing and proposed.

3.16.3 On-site Consumption, Cannabis: the consumption of edible cannabis products and lower-potency hemp edibles at a cannabis microbusiness.
(Ord. #497, adopted 12/17/24)

3.16.4 On-site Consumption, Hemp: the consumption of lower-potency hemp at a lower-potency hemp edible retailer.
(Ord. #497, adopted 12/17/24)

3.16.5 Open Sales Lot: private land devoted to the display of goods for sale, rent, lease or trade where such goods are not enclosed in a building; not including vehicle sales or large equipment sales.

(Ord. #378, adopted 05/18/04)

3.16.6 Open Storage: Seasonal or temporary storage of boats, vehicles, recreational vehicles, trailers, or other similar items which are not the personal property of the property owner on which it is stored. Open storage shall not be used for the placement of storage or shipping containers for any reason, or for the storage of inoperable or unlicensed motor vehicles and/or semi-trailers.

(Ord. #491, adopted 02/20/2024)

3.16.7 Outdoor Mixed Light Facility: a hoop house, green house, or other structure with non-rigid walls that utilizes natural light, in whole or in part, for cultivation.

(Ord. #497, adopted 12/17/24)

3.16.8 Outside Storage: storage of material outside of a building.

3.16.9 Ordinary High Water Level: the boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.

3.16.10 Outlot: A lot remnant or parcel of land left over after platting, which is intended as open space or other future use.

(Ord. #441, adopted 06/15/10)

3.16.11 Overburden: those materials which lie between the surface of the earth and the mineral(s) to be excavated.

(Ord. #428, adopted 06/17/08)

3.16.12 Overhang: a projection of the roof or upper story of a building beyond the wall or support posts of the lower part or beyond a point which is perpendicular with the point of intersection of the upper part and the outer-most support structure.

3.16.13 Owner: an individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having a legal or equitable interest in the land.

3.17 P.

3.17.1 Parking Space: a surfaced and maintained area for the storage of 1 standard automobile (10' x 20').

3.17.2 Party Wall: a common wall which divides 2 independent structures.

3.17.3 Pasture: Areas where grass or other growing plants are used as food for animal grazing. (Ord. #483, adopted 02/15/22)

3.17.4 PCA: Minnesota's Pollution Control Agency.

3.17.5 Permittee, Mining: the recipient of Benton County's consent to conduct a mining operation at a specified site. Permittee shall include the approved operator and owner of the parcel.

(Ord. #428, adopted 06/17/08)

3.17.6 Person: an individual, to include both male and female, and shall also extend and be applied to bodies political and corporate and to partnership and other unincorporated associations.

3.17.7 Pine Plantation: a thick or dense planting of coniferous trees more than 50 feet in width and more than 100 feet in length.

3.17.8 Planned Unit Development: Rezoning of a tract or parcel to permit flexibility of site design in any zoning district.

(Ord. #398, adopted 05/08/06)

3.17.9 Planning Commission or Commission: the duly appointed Planning Advisory Commission of the County Board.

3.17.10 Plat: a map or drawing which graphically delineates the boundary of land parcels for the purpose of identification and record of title. The plat is a recorded legal document and must conform to all Minnesota State laws.

3.17.11 Platting Committee: Committee used to review the technical requirements of plats.

(Ord. #398, adopted 05/08/06)

3.17.12 Pond: Type 3, 4 or 5 wetland 1 acre or larger in size as defined in the United States Fish and Wildlife Circular 39 (1971 edition).

(Ord. #428, adopted 06/17/08)

3.17.13 Preliminary Plat: the preliminary map, drawing or chart indicating the proposed layout of the subdivision to be submitted to the Planning Commission and County Board for their consideration.

3.17.14 Private Sewer: an individual sewage treatment system, a central sewer system or a community sewer system.

(Ord. #330, adopted 04/03/01)

3.17.15 Private Street: a street serving as vehicular access to 2 or more parcels of land which is not dedicated to the public, but is owned by one or more private parties.

3.17.16 Professional Services: consists of the practice of law, medicine, dentistry, chiropractic, psychology, accounting and the practice of other professions which have in common the following: that the person rendering such service is licensed by a government unit or certified by a regional or national authority; that the service is rendered to an individual rather than to a piece of property owned by an individual; that the person rendering the service is bound by a code of conduct established by the licensing or certifying authority.

3.17.17 Program Facilities, Nonresidential: facilities which provide care, supervision, rehabilitation, training, or habitation of a person provided outside the person's own home and provided for fewer than 24 hours a day, as defined in Minn. Stat. § 245A.02, subd. 10, as may be amended, and which are licensed by the Minnesota Commissioner of Human Services pursuant to Minn. Stat. Ch. 245A, as may be amended.

(Ord. #265, adopted 07/16/96)

3.17.18 Program Facilities, Residential: facilities which provide 24-hour-a-day care, supervision, food, lodging, rehabilitation, training, education, habitation, or treatment outside a person's own home, as defined in Minn. Stat. § 245A.02, subd. 14, as may be amended, and which are licensed by the Minnesota Commissioner of Human Services pursuant to Minn. Stat. Ch. 245A, as may be amended.

(Ord. #265, adopted 07/16/96)

3.17.19 Property Line: the legal boundaries of a parcel of land.

3.17.20 Protective Covenants: contracts entered into between private parties and constituting a restriction on the use of all private property within a subdivision for the benefit of the property owners, and to provide mutual protection against undesirable aspects of development which would tend to impair stability of values.

3.17.21 Public Conservation Lands: Land owned in fee title by State or Federal agencies and managed specifically for conservation purposes, including but not limited to State Wildlife Management Areas, State Parks, State Scientific and Natural Areas, Federal Wildlife Refuges and Waterfowl Production Areas. For the purposes of this Ordinance public conservation lands will also include lands owned in fee title by non-profit conservation organizations. Public conservation lands do not include private lands upon which conservation easements have been sold to public agencies or non-profit conservation organizations.

3.17.22 Public Land: land owned and/or operated by a governmental unit.

3.17.23 Public Road: a road which has been accepted by a governmental unit, is regularly maintained by a governmental unit, and which is in regular use as a road.

3.17.24 Public Sewer: a sewer system constructed, operated and maintained by a governmental body.

3.17.25 Public Utility Building: A building or structure used or intended to be used by any public utility, including but not limited to any gas treatment plant reservoir, tank, or other storage facility; water treatment plant, well, reservoir, tank, or other storage facility; electric generating plant, distribution, or transmission substation; telephone switching or other communications plant, earth station, or other receiving or transmission facility; any storage yard for public utility equipment or vehicles; and any parking lot for parking vehicles or automobiles to serve a public utility.

3.17.26 Public Waters: means any waters as defined in Minn. Stat. § 103G.005, subd. 15, as may be amended.

3.17.27 Publication: notice placed in the official county newspaper stating the time, location, date of meeting and description of the topic(s).

3.18 R.

3.18.1 **Recreation Equipment**: play apparatus such as swing sets and slides, sandboxes, poles for nets, picnic tables, lawn chairs, barbecue stands, and similar apparatus, but not including tree houses, swimming pools, playhouses exceeding 25 square feet of floor area, or sheds utilized for storage of equipment.

3.18.2 **Recreational Camping Vehicle**: Recreational camping vehicles or recreational vehicles shall have the meaning given in Minnesota Statutes, Section 327.14, subdivision 7, as may be amended from time to time. Recreational Camping Vehicle includes Travel and Camp Trailer. Any vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses; B. Any structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation; C. Any portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle; and D. Any folding structure, mounted on wheels and designed for travel, recreation, and vacation use.

(Ord. #500, adopted 05/20/25)

3.18.3 **Recreational Facility**: any facility, park, or other property intended to be used principally for public, non-commercial recreational purposes.

3.18.4 **Recycling Center**: a facility or site for the processing, collection, and preparation of recyclable materials for use in their original form, or for use as raw materials, or for using materials in a manufacturing process that does not cause the destruction of recyclable materials in a manner that precludes further use. Recycling centers must have all the applicable local, state, or federal permits required to operate. Recycling centers do not include smelters, junkyards, manufacturing facilities (light or heavy), metal shredders, disposal facilities, or composting processing facilities.

(Ord. #219, adopted 09/01/92)

3.18.5 **Religious Institution**: a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

3.18.6 **Residential Fire Protection Water:** a subdivision served with hydrants, piping and necessary infrastructure to deliver 1,000 gallons per minute of water at 20 pounds per square inch pressure at a fire hydrant outlet for fire departments, for fire suppression purposes. The piping, hydrant and infrastructure design must be signed by a licensed engineer, certifying that the water system will deliver the required amount of fire protection water as required by State Standards Ordinances. After the system is constructed, an engineer must certify that the water supply system was constructed per the design requirements and the fire protection water supply system must be tested and an engineer must certify the test results.

(Ord. #300, adopted 05/04/99)

3.18.7 **Residential Multiple Unit Development:** a use in the shoreland district permitted through a conditional use permit where the nature of residency is non-transient and the major or primary focus of the development is not service-oriented. For example, residential apartments, manufactured home parks, time-share condominiums, townhouses, cooperatives, and full fee ownership residences would be considered as residential planned unit developments. To qualify as a residential multiple unit development, a development must contain at least 5 dwelling units or sites.

(Ord. #500, adopted 05/20/25)

3.18.8 **Resort:** A commercial establishment that includes buildings, recreational camping areas, lodges, structures, dwelling units/sites, enclosures or any part thereof kept, used, maintained or advertised as, or held out to the public to be, a place where sleeping accommodations are furnished to the public and primarily to those seeking recreation, for periods of one (1) day, one (1) week, or longer, and having for rent one (1) or more cabins, rooms, campsites or enclosures. These establishments must be primarily service-oriented for transient lodging of guests. All cabins, rooms, dwelling units/sites or enclosures must be included in the resort rental business. Resorts shall not allow residential use of a dwelling unit/site except dwellings used as residences for the service providers. In order to qualify as a resort pursuant to this definition, a resort shall also be fully licensed and permitted under appropriate state and local regulations. The entire parcel of land must be controlled and managed by the licensee.

(Ord. #500, adopted 05/20/25)

3.18.9 **Restaurants, Cafes and Taverns:** An eating establishment where food and drink are prepared, served, and consumed mostly within the principal building.
(Ord. #398, adopted 05/08/06)

3.18.10 **Resubdivision:** The further division of lots or the relocation of lot lines of any lot or lots within a subdivision previously recorded as a subdivision plat.
(Ord. #398, adopted 05/08/06)

3.18.11 **Retail Sales:** stores and shops selling personal service or goods to consumers.

3.18.12 **Retail, Cannabis:** the retail sale of immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to customers.
(Ord. #497, adopted 12/17/24)

3.18.13 **Retail, Hemp:** the retail sale of lower-potency hemp edibles and other products authorized by law to customers.
(Ord. #497, adopted 12/17/24)

3.18.14 **Retreat Center:** A facility consisting of a building or buildings whose purpose is to offer hospitality, education, crafting, enlightenment, contemplation, renewal, solitude, or passive recreation (non-motorized) and may offer temporary lodging (not exceeding two weeks). Excludes Program Facilities (residential and nonresidential) as defined by Minn. Stat. § 245A, as may be amended which are licensed by the Minnesota Commissioner of Human Services pursuant to Minn. Stat. § 245A, as may be amended.
(Ord. #491, adopted 02/20/2024)

3.18.15 **Right-of-Way:** the land covered by a public road or other land dedicated for public use or for certain private use, such as land over which a power line passes.

3.18.16 **Riparian Lot:** a lot or parcel of land adjacent to, or bordering, a river or stream.

3.18.17 **Rip-Rap:** Large, natural rock placed along a shoreline to control or stop erosion in areas where aquatic vegetation, woody debris, or near shore vegetation are unable to prevent continued erosion from occurring. Rip-rap can be either larger rocks (6 inches diameter or larger) from field stone or commercially mined rock

products. Concrete products or waste materials (such as tires filled with concrete) are prohibited as rip-rap material.

3.18.18 **Road**: a public right-of-way affording primary access by pedestrians and vehicles to abutting properties, whether designed as a street, highway, thoroughfare, parkway, throughway, road, land, place, or however otherwise designated.

3.18.19 **Rural Event Venue**: A structure or designated area used for celebration, weddings, ceremonies, receptions, corporate functions or similar activities for the benefit for someone other than the property owner that takes place on an occasional basis. This does not include uses accessory to single-family uses, such as private parties, gatherings and similar activities.

3.19 S.

3.19.1 **Sale**: for the purposes of Section 9.22, the term “sale” means a conveyance of property as evidenced by the recording of a duly executed deed or contract for deed.

(Ord. #336, adopted 10/02/01)

3.19.2 **Seasonal Worker**: An individual who performs seasonal agricultural labor.

(Ord. #398, adopted 05/08/06)

3.19.3 **Seasonal Worker Housing**: Dwelling unit for a seasonal worker.

(Ord. #398, adopted 05/08/06)

3.19.4 **Saw Mill**: a facility that processes trees and forest products into lumber or other by-products.

(Ord. #431, adopted 10/07/08)

3.19.5 **Sensitive Resource Management**: the preservation and management of areas unsuitable for development in their natural state due to constraints such as shallow soils over groundwater or bedrock, highly erosive or expansive soils, steep slopes, susceptibility to flooding, or occurrence of flora or fauna in need of special protection.

3.19.6 **Septic, Authorized Representative**: An employee or agent of the Benton County (County).

3.19.7 **Septic, Class V Injection Well:** A shallow well used to place a variety of fluids directly below the land surface, which includes a domestic SSTS serving more than 20 people. The US Environmental Protection Agency and delegated state groundwater programs permit these wells to inject wastes below the ground surface provided they meet certain requirements and do not endanger underground sources of drinking water. Class V motor vehicle waste disposal wells and large capacity cesspools are specifically prohibited (see 40 CFR Parts 144 and 146).

3.19.8 **Septic, Cluster System:** SSTS under some form of common ownership that collects wastewater from 2 or more dwellings or buildings and conveys it to a treatment and dispersal system located on an acceptable site near the dwellings or buildings.

3.19.9 **Septic, Design Flow:** The daily volume of wastewater for which an SSTS is designed to treat and discharge.

3.19.10 **Septic, Failure to Protect Groundwater:** At a minimum, a SSTS that does not protect groundwater is considered to be a seepage pit, cesspool, drywell, leaching pit, or other pit; a SSTS with less than the required vertical separation distance, described in Minn. R. 7080.1500, subp. 4(D) and 4(E), as may be amended (with no more than a 15 percent reduction in the separation to account for settling, variations in measurement, and interpretation of the restrictive layer); and a system not abandoned in accordance with Minn. R. 7080.2500, as may be amended. The determination of the threat to groundwater for other conditions must be made by a qualified employee or a currently licensed inspection business.

3.19.11 **Septic, Imminent Threat to Public Health and Safety:** At a minimum a SSTS with a discharge of sewage or sewage effluent to the ground surface, drainage systems, ditches, or storm water drains or directly to surface water; SSTS that cause a reoccurring sewage backup into a dwelling or other establishment; SSTS with electrical hazards; or sewage tanks with unsecured, damaged, or weak maintenance access covers. The determination of protectiveness for other conditions must be made by a qualified employee inspector or a currently licensed inspection business.

3.19.12 **Septic, ISTS:** An “individual sewage treatment system” having a design flow of no more than 5,000 gallons per day.

3.19.13 **Septic, Malfunction:** The partial or complete loss of function of a SSTS component, which requires a corrective action to restore its intended function.

3.19.14 **Septic, Management Plan:** A plan that describes necessary and recommended routine operational and maintenance requirements, periodic examination, adjustment, and testing, and the frequency of each to ensure system performance meets the treatment expectations, including a planned course of action to prevent an illegal discharge.

3.19.15 **Septic, Minor Repair:** The repair or replacement of an existing damaged or faulty component/part of an SSTS that will return the SSTS to its operable condition. The repair shall not alter the original area, dimensions, design, specifications or concept of the SSTS.

3.19.16 **Septic, MSTS:** A “midsized subsurface sewage treatment system” that receives sewage from dwellings or other establishments having a design flow of more than 5,000 gallons per day to a maximum of 10,000 gallons per day.

3.19.17 **Septic, New Construction:** Construction of a new structure that has a water using device that is not replacing an existing dwelling.

3.19.18 **Septic, Notice of Noncompliance:** A written document issued by the Department of Development or Licensed Inspector notifying a system owner that the treatment system has been observed to be noncompliant with the requirements of this Ordinance.

3.19.19 **Septic, Pre-Treatment Device:** A device that reduces, eliminates or alters the nature of the amount or nature of the pollutant properties in wastewater prior to discharging into a SSTS. The reduction, alteration or elimination may be obtained by physical, chemical or biological process or by other means, except by diluting the concentration of the pollutants unless specifically allowed by the applicable pretreatment standard.

3.19.20 **Septic, Record Drawings:** A set of drawings which to the fullest extent possible document the final in-place location, size, and type of all SSTS components including the results of any materials testing performed and a description of conditions during construction of the system.

3.19.21 **Septic, SSTS:** A “subsurface sewage treatment system” which includes both ISTS and MSTS.

3.19.22 **Septic, Treatment Level:** Treatment system performance levels defined in Minn. R. 7083.4030, Table III, as may be amended, for testing of proprietary treatment products.

3.19.23 **Septic Type I System:** A subsurface sewage treatment system that follows a standard trench, bed, at-grade, mound, or graywater system design in accordance with PCA rules, Minn. R. 7080.2200 through 7080.2240, as may be amended.

3.19.24 **Septic Type II System:** A subsurface sewage treatment system with acceptable modifications or sewage containment system that may be permitted for use on a site not meeting the conditions acceptable for a standard Type I system. These include systems on lots in floodplains and privies or holding tanks in accordance with PCA rules, Minn. R. 7080.2250 through 7080.2290, as may be amended.

3.19.25 **Septic Type III System:** A custom designed subsurface sewage treatment system having acceptable flow restriction devices to allow its use on a lot that cannot accommodate a standard Type I soil treatment and dispersal system in accordance with PCA rules, Minn. R. 7080.2300, as may be amended.

3.19.26 **Septic Type IV System:** An individual subsurface sewage treatment system, having an approved pretreatment device and incorporating pressure distribution and dosing, that is capable of providing suitable treatment for use where the separation distance to a shallow saturated zone is less than the minimum allowed.

3.19.27 **Septic Type V System:** A subsurface sewage treatment system, which is a custom engineered design to accommodate the site taking into account pretreatment effluent quality, loading rates, loading methods, groundwater mounding, and other soil and other relevant soil, site, and wastewater characteristics such that groundwater contamination by viable fecal coliforms is prevented.

3.19.28 **Setback:** the minimum horizontal distance between a structure, sewage treatment system, or other facility and an ordinary high water level, sewage treatment system, top of a bluff, road, highway, property line, or other facility.

3.19.29 **Setback, Pump:** the distance from the street right-of-way to the centerline of the motor fuel station pump island measured as the perpendicular distance from the right-of-way.

3.19.30 **Sewage**: Waste from toilets, bathing, laundry, or culinary activities or operations of floor drains associated with these sources, including household cleaners and other constituents in amounts normally used for domestic purposes.

3.19.31 **Sewage Treatment Plant**: A facility designed for the collection, removal, treatment, and disposal of waterborne sewage generated within a given service area

3.19.32 **Shall**: means mandatory.

3.19.33 **Shopping Center**: A group of commercial establishments planned, constructed, and managed as a total entity, with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

(Ord. #238, adopted 04/19/94)

3.19.34 **Shore Impact Zone**: Land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback, or 75 feet from the ordinary high water level of a natural environment lake or forested/transition river, whichever is less, or 50 feet of the ordinary high water level of a recreational development lake, whichever is less. In agricultural districts, the shore impact zone is the land located between the ordinary high water level and a line parallel to, and fifty feet away from, the ordinary high water level.

3.19.35 **Shoreland**: Land located within 1,000 feet from the normal high water mark of a lake, pond or flowage; or within 300 feet from a river or stream, or the landward side of a flood plain on such a river, lake or stream, whichever is greater, except where the limits are designated by natural drainage divides as designated on the official zoning map.

3.19.36 **Sign**: Any object, writing, letter work or numeral, pictorial presentation, illustration or decoration, emblem, device, symbol or trademark, flag (excluding the American or Minnesota State Flag), banner or pennant or any other device, figure or similar character which is used to announce, direct attention to, identify, advertise or otherwise make anything known; and is visible from the public right-of-way or from adjoining property. Monument signs that exceed 150 square feet sign area per side shall be regulated as a billboard signs.

(Ord. #429, adopted 07/15/08)

3.19.37 **Sign, Abandoned:** Any sign and/or its supporting sign structure which remains without a message or whose display surface remains blank for a period of 1 year or more, or any sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Signs applicable to a business temporarily suspended because of a change in ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of 1 year or more. Any sign remaining after demolition of a principal structure shall be deemed to be abandoned.

(Ord. #429, adopted 07/15/08)

3.19.38 **Sign Area:** The area within the frame shall be used to calculate the gross area except that the width of the frame in excess of 12 inches shall be added thereto. The entire area within a single, continuous perimeter enclosing the extreme limits of the actual sign surface. When letters or graphics are mounted without a frame, on a building the gross area shall be the area bounded by a straight line 6 inches beyond the periphery of said letters or graphics. Each surface utilized to display a message or to attract attention shall be measured as a separate sign. The sign area does not include any structural elements outside the limits of such sign and not forming an integral part of the display. Stripes or colors on an awning or canopy that are not part of the actual sign shall not be counted as sign surface area.

(Ord. #429, adopted 07/15/08)

3.19.39 **Sign, Billboard:** A sign that exceeds 150 square feet per side in sign area.

(Ord. #429, adopted 07/15/08)

3.19.40 **Sign, Building Mounted:** A sign painted on or placed against or attached to the exterior wall surface of a building.

(Ord. #429, adopted 07/15/08)

3.19.41 **Sign, Construction:** A temporary sign erected on the premises where construction or mining is taking place, indicating the firms having a role in the construction or mining.

(Ord. #429, adopted 07/15/08)

3.19.42 **Sign, Digital Display:** the portion of a sign message, within an illuminated sign, made up of internally illuminated components capable of changing the message

periodically. Digital displays may include but are not limited to LCD, LED, or plasma displays.

3.19.43 **Sign, Governmental:** A sign erected by a local or other unit of government which is used to identify a public building or area, to direct traffic or to otherwise inform the public.

(Ord. #429, adopted 07/15/08)

3.19.44 **Sign, Illuminated:** Any sign which depends upon any artificial light source either directed at the sign or as an integral component of the sign.

(Ord. #429, adopted 07/15/08)

3.19.45 **Sign, Monument:** A sign which is either attached directly to the ground or is on pylons, posts or walls and is completely independent of any building or other structures on the property on which it is located.

(Ord. #429, adopted 07/15/08)

3.19.46 **Sign, Non-conforming:** Any sign lawfully in existence of the effective date of this Ordinance or any sign lawfully in existence on the date of any amendment to this Ordinance which does not conform to the regulations affecting signs for the district in which the sign is located.

(Ord. #429, adopted 07/15/08)

3.19.47 **Sign, Political:** Any sign which states the name and/or picture of an individual seeking election or appointment to a public office, or pertaining to a forthcoming public election or referendum.

(Ord. #429, adopted 07/15/08)

3.19.48 **Sign, Portable:** Any sign which is not affixed permanently to the premises on which it is located and which is constructed so as to permit it to be moved from place to place whether on wheels or otherwise.

(Ord. #429, adopted 07/15/08)

3.19.49 **Sign-Temporary:** A sign affixed, erected, or maintained on a premise for a total of 90 calendar days, including portable signs which are designed for and capable of being moved from one location to another; and including banners, pennants, or similar display.

(Ord. #429, adopted 07/15/08)

3.19.50 Sketch Plan: a drawing showing the proposed subdivision of property. This plan is not necessarily drawn to scale and exact accuracy is not a requirement.

3.19.51 Slaughterhouses and Meat Processing Plants: A commercial building where livestock is killed and/or processed for human consumption or commercial use.

(Ord. #398, adopted 05/08/06)

3.19.52 Solar Collector: A device or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical or electrical energy and that contributes significantly to a structure's energy supply.

3.19.53 Solar Energy: Radiant energy (direct, diffuse, and reflected) received from the sun.

3.19.54 Solar Energy System: A solar collector mounted on a building, pole or rack whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical or chemical means.

3.19.55 Solar Energy System, Accessory: A solar energy system less than 5 acres in size which is directly connected to or designed to serve the energy needs of the primary use.

3.19.56 Solar Farm, Community: A solar array composed of multiple solar panels on ground-mounted rack or poles which is not directly connected to or designed to serve the energy needs of the primary use but rather for the primary purpose of wholesale sales of generated electricity or a financial proxy for retail power. A community solar system may be either an accessory or a principal use.

3.19.57 Solar Garden, Private: A solar energy system greater than 5 acres which is directly connected to or design to serve the energy needs of the primary use. A private solar garden is an accessory use.

3.19.58 Solar Skyspace: The space between a solar energy collector and the sun which must be free of obstructions that may shade the solar energy collector and reduce the solar energy collector's cost-effective operation.

3.19.59 Solar Skyspace Easement: A right, expressed as an easement, covenant, condition, or other property interest in any deed or other instrument obtained by

private party, that protects the solar skyspace of an actual, proposed, or designated solar energy collector at a described location by forbidding or limiting activities or land uses by neighboring property owners to prevent the obstruction or reduction of the solar energy collector's access to solar energy. The solar skyspace must be described as the three-dimensional space in which obstruction is prohibited or limited, or as the times of day during which direct sunlight to the solar collector may not be obstructed, or as a combination of the two methods.

3.19.60 **Solar Structure:** A structure designed to utilize solar energy as an alternative for or supplement to, a conventional energy system.

3.19.61 **Solid Waste:** Per Ord. #471, means Garbage, Refuse, Rubbish, Construction and Demolition Debris, sludge from a water supply treatment plant or air contaminant treatment facility, and other discarded waste materials and sludges, in solid, semi-solid, liquid, or contained gaseous form, resulting from residential, industrial, commercial, mining, and agricultural operations, and from community activities, but does not include hazardous waste, wood chips, animal waste used as fertilizer; earthen fill, boulders, rock; sewage sludge; solid or dissolved material in domestic sewage or other common pollutants in water resources, such as silt dissolved or suspended solids in industrial waste water effluents or discharges which are point sources subject to permits under Section 402 of the Federal Water Pollution Control Act, as amended, dissolved materials in irrigation return flows; or source, special nuclear, or by-product material as defined by The Atomic Energy Act of 1954, as amended.

3.19.62 **Solid Waste Management Facility:** any tract or parcel of land, including any constructed facility used for the treatment of, or preliminary, intermediate or final disposal of solid waste, including, but not limited to, transfer station, incineration, composting, waste reduction and landfill disposal.

3.19.63 **Stable:** the boarding or breeding of horses for sale or compensation that exceeds the number of animal units permitted as an accessory use.

(Ord. #431, adopted 10/07/08)

3.19.64 **State:** The State of Minnesota.

3.19.65 **Steep Slope:** land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction

techniques and farming practices are used in accordance with the provisions of this Ordinance. Where specific information is not available, steep slopes are lands having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, that are not bluffs.

3.19.66 **Storage Structure**: Any building having a roof which may provide shelter or enclosure of movable personal goods but not to include livestock or persons.

(Ord. #445, adopted 04/12/11)

3.19.67 **Storm Water**: Any water collected, directed or diverted, that puddles, flows, ponds on the soil surface; from natural or man-made sources or conveyances.

(Ord. #398, adopted 05/08/06)

3.19.68 **Storm Water Treatment**: The removal or reduction of pollutants, pathogens and sediments from storm water.

(Ord. #398, adopted 05/08/06)

3.19.69 **Streets and Alleys**:

- (A) **Street**: a public way for vehicular traffic, whether designated as a street, highway, thoroughfare, arterial parkway, throughway road, avenue, lane place or however otherwise designed.
- (B) **Collector Street**: a street which carries traffic from local streets to arterials.
- (C) **Cul-de-sac**: a minor street with only one outlet and having a turn-around.
- (D) **Service Street**: marginal access street, or otherwise designated, is a minor street, which is parallel and adjacent to a thoroughfare and which provides access to abutting properties and protection from through traffic.
- (E) **Local Street**: a street of limited continuity used primarily for access to the abutting properties and the local need of a neighborhood.
- (F) **Alley**: a minor way which is used primarily for secondary vehicular service access to the back or side of properties abutting on a street.
- (G) **Arterial Street**: a street or highway with access restrictions designed to carry large volumes of traffic between various sectors of the county and beyond.

3.19.70 Street Width: the shortest distance between the lines delineating the right-of-way of a street.

3.19.71 Structure: any building or appurtenance, including decks, except aerial or underground utility lines, such as sewer, electric, telephone, telegraph, gas lines, towers, poles, and other supporting facilities. "Structure" does not include accessory or storage buildings smaller than or equal to 200 square feet, improved driveways, sidewalks, or slabs.

(Ord. #373, adopted 02/17/04) (Ord. #427, adopted 05/06/08)

3.19.72 Structure, Nonconforming: see subsection 3.15.2: Nonconforming Structure.

3.19.73 Structural Alteration: a change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as bearing walls, columns, beams, girders or foundations.

3.19.74 Subdivider: any person, firm, corporation, partnership, or association, who shall lay out any subdivision or part thereof as defined herein, either for himself or others.

3.19.75 Subdivision: Any land, vacant or improve which is divided or proposed to be divided into 2 or more lots, parcels, sited, units, plots, condominiums, tracts, or interest for the purpose of offer, sale, lease or development whether immediate or future, either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes the division or development of residentially and non-residentially zoned land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat or other recorded instrument. Subdivision includes the resubdivision and condominium creation or conversion.

(Ord. #398, adopted 05/08/06)

3.19.76 Subdivision, Cluster: A method of subdivision that permits reduced lot sizes and concentrates dwelling units on a part of the site to allow the remaining land to be used for agriculture, recreation, common open space, and/or preservation of environmentally valued features.

3.19.77 Subdivision, Legal: Subdivision approved in accordance with the applicable procedures and rules governing at the time of the subdivision.

3.19.78 **Subdivision, Major**: Subdivision of 7 or more lots in the R-1, R-2, R-3, R-S, B-1, B-2, I-1, I-2 Districts or 10 or more lots in the A or R-A Districts created through the platting process.

(Ord. #431, adopted 10/07/08)

3.19.79 **Subdivision, Minor**: Subdivision of 6 or fewer lots in the R-1, R-2, R-3, R-S, B-1, B-2, I-1, I-2 Districts or 9 or fewer lots in the A or R-A Districts created through the platting process.

(Ord. #431, adopted 10/07/08)

3.19.80 **Subdivision, Standard**: The subdivision of a lot in accordance with the lot size requirements and bulk regulations specified in the district.

3.19.81 **Substations**: A subsidiary station in which electric current is transformed.

3.19.82 **Surface Water-Oriented Commercial Use**: the use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.

3.19.83 **Surveyor**: a person duly registered as a land surveyor by the State of Minnesota.

3.20 T.

3.20.1 **Temporary Dwelling for Supportive Care**: A dwelling for the housing of a caregiver or person receiving care that will be removed once the care is no longer needed.

(Ord. #398, adopted 05/08/06)

3.20.2 **Temporary Sales**: Any sale made by a person, firm, or corporation engaging in the temporary business of selling goods, wares, or merchandise from a tent, truck, vending cart, or other area outside of a permanent structure. (Ord. #483, adopted 02/15/22)

3.20.3 **Testing, Cannabis**: the testing of immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp plant parts, hemp concentrate, artificially derived cannabinoids, lower-potency hemp edibles, and hemp-derived consumer products from cannabis microbusinesses, cannabis mezzobusinesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, lower-

potency hemp edible manufacturers, medical cannabis combination businesses, and industrial hemp growers.

(Ord. #497, adopted 12/17/24)

3.20.4 **Tire Collector**: a person who owns or operates a site used for storage, collection, or deposit of more than 50 waste tires.

(Ord. 447 adopted 12/20/11)

3.20.5 **Toe of the Bluff**: the lower point of a 50-foot segment with an average slope exceeding 18 percent.

3.20.6 **Top of the Bluff**: the higher point of a 50-foot segment with an average slope exceeding 18 percent.

3.20.7 **Topsoil**: that portion of the overburden which lies closest to the surface of the earth and which supports the growth of vegetation.

(Ord. #428, adopted 06/17/08)

3.20.8 **Tract**: an area, parcel, site, piece of land, or property that is the subject of a development application.

(Ord. #308 adopted 11/04/99)

3.20.9 **Trailer**: A vehicle without motive power, designed to be towed by a passenger automobile but not designed for permanent human occupancy and which may include a camper trailer, utility trailer, boat trailer, horse trailer, or snowmobile trailer.

3.20.10 **Transfer Station**: an intermediate solid waste disposal facility in which solid waste collected from any source is temporarily deposited to await transportation to another solid waste management facility. This process must take place inside of a building.

(Ord. #326 adopted 01/16/01)

3.20.11 **Transient Merchant**: any person, individual, copartnership, limited liability company, and corporation, both as principal and agent, who engage in, do, or transact any temporary and transient business in this state, either in one locality, or in traveling from place to place in this state, selling goods, wares, and merchandise; and who, for the purpose of carrying on such business, hire, lease,

occupy, or use a building, structure, vacant lot, or railroad car for the exhibition and sale of such goods, wares, and merchandise. (Minn. Stat. § 320.099) (Ord. #483, adopted 02/15/22)

3.20.12 Transmission Line: Those electrical power lines that carry voltages of at least 69,000 volts (69 KV) and are primarily used to carry electric energy over medium to long distances rather than directly interconnecting and supplying electric energy to retail customers.

3.20.13 Transport, Cannabis: the transport of immature cannabis plants and seedlings, cannabis flower, cannabis products, artificially derived cannabinoids, hemp plant parts, hemp concentrate, lower-potency hemp edibles, and hemp-derived consumer products from cannabis microbusinesses, cannabis mezzo businesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, lower-potency hemp edible manufacturers, medical cannabis retailers, medical cannabis processors, and industrial hemp growers to cannabis microbusinesses, cannabis mezzo businesses, cannabis manufacturers, cannabis testing facilities, cannabis wholesalers, cannabis retailers, lower-potency hemp edible retailers, , and medical cannabis combination businesses.

(Ord. #497, adopted 12/17/24)

3.20.14 Travel and Camp Trailer: any trailer or semi-trailer not used as a residence, but is used for temporary living quarters for recreational or vacation activities and one that may be towed on public roads in connection with such use.

3.20.15 Truck Stop: a motor fuel station devoted principally to the needs of trucks and which shall include eating and/or sleeping facilities.

3.20.16 Truck Terminal: A facility for the receipt, transfer, short term storage and dispatching of goods transported by truck.

(Ord. #445, adopted 04/12/11)

3.21 U.

3.21.1 Unlicensed Motor Vehicle: Any self-propelled vehicle not bearing current number license plates and tabs issued to the vehicle pursuant to Minn. Stat. Ch. 168, as may be amended. For the purposes of this definition, the term "vehicle" includes, but is not limited to, passenger cars, trucks, vehicles used for racing or demolition derbies, inoperable vehicles, snowmobiles, all-terrain vehicles, and motorcycles.

3.21.2 A vehicle that is regularly used by the property owner for lawn care, snow removal, or agricultural purposes shall not be considered an unlicensed vehicle.

3.21.3 Use: the purpose or activity for which the land or structure thereon is designated, arranged or intended under the zoning ordinance, or for which it is occupied, utilized or maintained.

3.21.4 Use, Accessory: a use subordinate to and serving the principal use or structure on the same lot.

3.21.5 Use, Conditional: the uses designated in each Zoning District, which for their respective conduct, shall require reasonable conditions established by the Planning Commission.

3.21.6 Use, Nonconforming: see subsection 3.15.3 Nonconforming Use.

3.21.7 Use, Open: the use of land without a building or including a building incidental to the open space.

3.21.8 Use, Permitted: a use which conforms with the requirements of the zoning district within which it is located.

3.21.9 Use, Principal: the primary use of the land or structures as distinguished from accessory uses.

3.22 V.

3.22.1 Vegetated Swale: Broad shallow channels containing a dense stand of established vegetation that are designed to promote infiltration and trap pollutants. Channels must be designed to have a maximum storm water flow velocity of 2 feet per second.

(Ord. #398, adopted 05/08/06)

3.22.2 Veterinary: those uses concerned with the diagnoses, treatment, and medical care of animals, including animal or pet hospitals.

3.23 W.

3.23.1 Warehousing: the storage of materials or equipment within an enclosed structure as a principal use.

(Ord. #398, adopted 05/08/06)

3.23.2 **Water-Oriented Accessory Structure or Facility**: a small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

3.23.3 **Wetland**: Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands Must:

- (A) have a predominance of hydric soils;
- (B) be inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and,
- (C) under normal circumstances support a prevalence of hydrophytic vegetation.

(Ord. #352, adopted 12/17/02)

3.23.4 **Wholesale**: The selling of goods, equipment and materials by bulk to another business that, in turn, sells to the final customer.

3.23.5 **Wholesale, Cannabis**: the purchase of immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products from cannabis businesses, purchase hemp plant parts and hemp concentrates from industrial hemp processors licensed under Minn. Stat. Ch. 18K, and importation of hemp-derived consumer products and lower-potency hemp edibles that contain hemp concentrate or artificially derived cannabinoids that are derived from hemp plants or hemp plant parts to sell to cannabis microbusinesses, cannabis mezzobusinesses, cannabis manufacturers, and lower-potency-hemp edible retailers.

(Ord. #497, adopted 12/17/24)

3.23.6 **WECS - Wind Energy Conversion System**: Any device such as a wind charger, windmill, or wind turbine and associated facilities that converts wind energy to electrical energy.

(Ord. #440, adopted 10/20/09)

3.23.7 **WECS, Commercial:** A WECS that meets any of the following:

- (A) Is 40 kW or greater in total name plate generating capacity, or
- (B) Consists of more than 1 WECS on a parcel, or
- (C) Exceeds 150 feet in height.

(Ord. #440, adopted 10/20/09)

3.23.8 **WECS, Large:** Any combination of WECS with a combined nameplate capacity of 5,000 kilowatts or more.

(Ord. #440, adopted 10/20/09)

3.23.9 **WECS, Nameplate Capacity:** The nameplate capacity of 1 wind energy conversion system must be combined with the nameplate capacity of any other wind energy conversion system that:

- (A) Is located within 5 miles of the wind energy conversion system;
- (B) Is constructed within the same 12-month period as the wind energy conversion system; and,
- (C) Exhibits characteristics of being a single development, including, but not limited to, ownership structure, an umbrella sales arrangement, shared interconnection, revenue sharing arrangements, and common debt or equity financing.

(Ord. #440, adopted 10/20/09)

3.23.10 **WECS, Non-Commercial:** A WECS that meets all of the following:

- (A) Is less than 40 kW in total name plate generating capacity, and
- (B) Consists of only 1 WECS on a parcel, and
- (C) Is 150 feet in total height or less.

(Ord. #440, adopted 10/20/09)

3.23.11 **WECS, Feeder Line:** Any power line that carries electrical power from 1 or more wind turbines or individual transformers associated with individual wind turbines to the point of interconnection with the electric power grid, in the case of

interconnection with the high voltage transmission systems the point of interconnection shall be the substation serving the WECS.

(Ord. #440, adopted 10/20/09)

3.23.12 **WECS, Meteorological Tower:** Towers which are erected primarily to measure wind speed and directions plus other data relevant to siting WECS. Meteorological towers do not include communication towers; towers and equipment used by airports, the Minnesota Department of Transportation, or other similar applications to monitor weather conditions.

(Ord. #440, adopted 10/20/09)

3.23.13 **WECS, Micro-WECS:** Micro-WECS are WECS of 1 kW nameplate generating capacity or less and utilizing supporting towers of 40 feet or less.

(Ord. #440, adopted 10/20/09)

3.23.14 **WECS, Rotor Diameter:** The diameter of the circle described by the moving rotor blades.

(Ord. #440, adopted 10/20/09)

3.23.15 **WECS, Small (SWECS):** Any combination of WECS with a combined nameplate capacity of less than 5,000 kilowatts.

(Ord. #440, adopted 10/20/09)

3.23.16 **WECS, Total Height:** The highest point, above ground level, reached by a rotor tip or any other part of the WECS.

(Ord. #440, adopted 10/20/09)

3.23.17 **WECS, Tower:** Towers include vertical structures that support the electrical generator, rotor blades, or meteorological equipment.

(Ord. #440, adopted 10/20/09)

3.23.18 **WECS, Wind Turbine:** A wind turbine is any piece of electrical generating equipment that converts the kinetic energy of blowing wind into electrical energy through the use of airfoils or similar devices to capture the wind.

(Ord. #440, adopted 10/20/09)

3.24 Y.

3.24.1 Yard: a required open space on a lot, which is unoccupied and unobstructed by any structure from its lowest ground level to the sky, except as expressly permitted in this Ordinance.

3.24.2 Yard, Front: a yard extending across the front of the lot between the side property lines and lying between the front lot line and the nearest line of a building. Any yard adjacent to a shoreline shall be considered to be a front yard.

3.24.3 Yard, Rear: a yard extending across the rear of the lot between the side property lines and lying between the rear lot line and the nearest line of the building. For corner lots in the non-residential area the lot line opposite the front lot line shall be deemed a side yard for setbacks.

(Ord. #440, adopted 10/20/09)

3.24.4 Yard, Side: a yard between the side line and the nearest line of the building and extending from the front yard line to the rear yard line.

3.25 Z.

3.25.1 Zoning Administrator: the person, regardless of job title, designated to supervise the application of this Ordinance and to enforce the provisions thereof.

3.25.2 Zoning District: an area within the limits of the zoning jurisdiction for which the regulations and requirements governing use, height and bulk of structures and premises, are uniform.