

7.2 "A" Agricultural District**7.2.1 Purpose**

This District is intended for those areas of Benton County where it is desirable, because of the high quality of soils and highly productive capacity of the land, to preserve, promote, maintain and enhance the use of land for agricultural purposes. This district shall allow for low density non-farm residence. Residential development may be allowed in this District at an overall density up to 4 dwelling units per 40 acres. The clustering of houses in order to preserve open space, agricultural land and purposes and/or environmentally valuable areas in some cases can be an asset to the community and when appropriate is encouraged by permitting a density up to 6 dwelling units per 40 acres.

(Ord. #308 adopted 11/04/99) (Ord. #398, adopted 05/08/06)

7.2.2 Permitted Uses:

(A) Aquaculture, including those qualifying as a Tier I feedlot, in accordance with the provisions of Section 9.12

(B) Cemeteries

(C) Daycare Facilities, Licensed Group Family serving 14 or fewer children

(D) Dwelling, Single Family

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

(E) Energy efficient subterranean dwellings

(F) Essential services in accordance with Section 9.11

(G) Farming, general and dairy, providing animal unit density is not greater than 3 units per acre for lots 20 acres and greater

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

(H) Farmstead Residence

(Ord. #391, adopted 10/04/05)

(I) Feed Storage

- (J) Feedlot, Tier 1 in accordance with Section 9.12
(Ord. #431, adopted 10/07/08)
- (K) Field crops
- (L) Forestry
- (M) Government buildings and structures
(Ord. #408, adopted 11/02/06)
- (N) Historic sites and areas
(Ord. #440, adopted 10/20/09)
- (O) Horticulture
- (P) Nurseries/greenhouses (no retail sales)
- (Q) Program Facilities, Nonresidential with a licensed capacity of 12 or fewer persons
- (R) Program Facilities, Residential with a licensed capacity of 6 or fewer persons
- (S) Public Utility Building
- (T) Recreational Facilities
- (U) Storage building as a principal use on a lot 10 acres or more
(Ord. #427, adopted 05/06/08)
- (V) WECS Meteorological Tower for a period of 4 years or less and subject to Section 9.23
- (W) Wildlife forest and woodland management
- (X) Wind energy conversion systems in accordance with Section 9.23
(Ord. #194, adopted 09/05/89) (Ord. #197, adopted 07/06/90) (Ord. #205, adopted 12/04/90) (Ord. #265, adopted 07/16/96) (Ord. #286, adopted 05/19/98)

(Ord. #303, adopted 11/04/99) (Ord. #352, adopted 12/17/02)(Ord. #391, adopted 10/04/05) (Ord. #398, adopted 05/08/06)

7.2.3 Permitted Accessory Uses:

- (A) Accessory buildings
- (B) Agricultural Tourism subject to Section 9.3
- (C) Animal units on lots less than 20 acres as regulated in accordance with Section 9.4
- (D) Antennas
- (E) Home occupations in conformance with the provisions of Section 9.14
- (F) Micro-WECS subject to Section 9.23
 - (Ord. #440, adopted 10/20/09)
- (G) Produce Stands
- (H) Recreational Facility
- (I) Roadside stands for sale of home occupations or horticulture products, provided off-street parking is available
- (J) Solar Energy System, Accessory in accordance with subsection 9.20.3
 - (Ord. #455, adopted 06/21/16)
- (K) Temporary buildings located for purposes of construction on the premises for a period of time not to exceed normal, necessary construction time
- (L) Temporary Sales / Transient Merchant Stands, in accordance with Section 9.25 (Ord. #483, adopted 02/15/22)
- (M) Open Storage of up to 9 total items on a parcel greater than 5.1 acres and in compliance with Section 8.6.
 - (Ord. #491, adopted 02/20/2024)
- (N) Delivery, Cannabis in compliance with Section 9.27. (Ord. #497, adopted 12/17/24)

(O) Retail, Cannabis in compliance with Section 9.27. (Ord. #497, adopted 12/17/24)

(Ord. #373, adopted 02/17/04) (Ord. #398, adopted 05/08/06)(Ord. #410, adopted 04/17/07) (Ord. #431, adopted 10/07/08)

7.2.4 Conditional Uses:

(A) Any conditional use granted under section, 7.1.2 of Ordinance #113 or section 7.1.21 of Ordinance #185, will be deemed a conforming use.

(Ord. #197, adopted 07/6/90) (Ord. #205, adopted 12/04/90)

(B) Airports or airplane runways, provided such facility has approval of the Minnesota Board of Aeronautics, Department of Transportation.

(C) Alcohol fuel plants

(D) Animal hospitals

(E) Aquaculture, including those with Tier II feedlot, in accordance with the provisions of Section 9.12

(F) Automobile and Vehicle sales, small scale

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

(G) Bed and Breakfast

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

(H) Bulk liquid storage.

(I) Cabinet shops

(Ord. #189, adopted 06/20/89)

(J) Child Care Centers

(Ord. #458, adopted 01/17/17)

(K) Cluster Subdivisions in accordance with Section 9.6

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

- (L) Commercial wind energy conversion systems in accordance with Section 9.23
- (M) Communication towers in accordance with Section 9.8.
 - (Ord. #189, adopted 06/20/89)
- (N) Contractor shops (with or without outside storage) in accordance with Section 9.9
 - (Ord. #346, adopted 06/16/02)
- (O) Density Transfer within a contiguous tract of land
 - (Ord. #398, adopted 05/08/06)
- (P) Farm implement sales
- (Q) Feedlot, Tier II in accordance with Section 9.12
 - (Ord. #431, adopted 10/07/08)
- (R) Fertilizer plants
- (S) Garage, Repair
 - (Ord. #189, adopted 06/20/89)
- (T) Grain elevators
- (U) High voltage transmission lines of between 100 and 200 kilovolts according to Section 9.11
 - (Ord. #354, adopted 01/21/03)
- (V) Kennels
 - (Ord. #431, adopted 10/07/08)
- (W) Livestock experimentation
- (X) Livestock farming, small or restricted animals
- (Y) Livestock sales yards

(Z) Livestock waste storage facility in accordance with the provisions of Section 9.12 of this Ordinance.

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

(AA) Manufacturing, Light

(BB) Mini storage (self-service storage facility)

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

(CC) Nurseries/greenhouses (retail sales)

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

(DD) Recycling Center

(EE) Retail Sales

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

(FF) Saw Mills

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

(GG) Schools

(HH) Seasonal Worker Housing according to Section 9.18

(II) Slaughterhouses and meat processing plants

(JJ) Solid Waste Management Facilities in accordance with Section 9.21

(KK) Stables

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

(LL) Storage structure as a principal use on a lot less than 10 acres in compliance with Section 9.1

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

(MM) Substations with a voltage designed for and capable of operations at a nominal voltage of 100 kilovolts or more according to Section 9.11

(Ord. #354, adopted 01/21/03)

(NN) Trailer vehicle sales, including marine, boat and campers

(Ord. #453, adopted 06/18/13)

(OO) Truck Terminal

(PP) Warehousing

(Ord. #189, adopted 06/20/89)

(QQ) WECS Meteorological Tower for a period of more than 4 years and subject to Section 9.23

(Ord. #398, adopted 05/08/06) (Ord. #440, adopted 10/20/09)

(RR) Retreat Center in accordance with Section 9.26

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

(SS) Campgrounds and Resorts in accordance with Section 9.28

(Ord. #500, adopted 05/20/2025)

7.2.5 Interim Uses:

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

(A) Commercial Recreation, Outdoor, in accordance with Section 9.7

(B) Home Extended Business in conformance with the provisions of Section 9.14

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

(C) Mining Operations subject to Section 9.16

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

(D) Rural Event Venue subject to Section 9.17

(E) Second Dwelling for Supportive care or Help on the farm in accordance with Section 9.19

- (F) Solar Garden, Private subject to Section 9.20
- (G) Solar Farm, Community subject to Section 9.20
 - (Ord. #455, adopted 06/21/16)
- (H) Auction Business, in accordance with Section 9.24 (Ord. #483, adopted 02/15/22)
- (I) Open Storage of 10 total items or more items on parcels of 5.1 acres or more or any open storage on parcels up to 5.0 acre and in compliance with Section 8.6
 - (Ord. #491, adopted 02/20/2024)
- (J) Cannabis Cultivation, Indoor in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (K) Cannabis Cultivation, Outdoor in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (L) Cannabis Cultivation, Mixed-Light in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (M) Manufacturing, Hemp or Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (N) Transport, Cannabis in compliance with Section 9.27(Ord. #497, adopted 12/17/24)

7.2.6 Lot and Site Dimensions

- (A) Lot Dimensional Standards
 - (1) Lot Area Regulations
 - (2) 2 acre minimum dry buildable lot size for a standard subdivision lot.
 - (3) 2 acre maximum lot size for cluster subdivision lots.
 - (4) Cluster subdivision lots shall have a minimum lot size to meet the required setbacks and provide for a well and 2

standard individual septic systems, all of which must be dry buildable.

(Ord. #197, adopted 07/06/90) (Ord. #205, adopted 12/04/90) (Ord. #308, adopted 11/04/99) (Ord. #398, adopted 05/08/06)

(5) Lot Width and Depth Regulations

- (a) Every lot or plot of land in a standard subdivision shall have a minimum width of not less than 250 feet and a minimum depth of not less than 300 feet.
- (b) Cluster subdivision lots shall have a minimum width of 150 feet and depth of 200 feet.

(Ord. #352, adopted 12/17/02) (Ord. #398, adopted 05/08/06) (Ord. #403, adopted 09/05/06) (Ord. #456, adopted 03/15/16)

(B) Site Dimensional Standards

(1) Setbacks

(a) All Structures, Setbacks from Roads:

(i) Classified Roads

Classified Roads	Setback from centerline*	Setback from Right-of-Way*
Principal Arterial	150 feet	100 feet
Minor Arterial	125 feet	65 feet
Major Collector	125 feet	65 feet
Minor Collector	125 feet	65 feet

* The more restrictive standard will apply

(ii) Local Collectors and Un-Classified Roads

Local Collectors and Un-Classified Roads	Setback from centerline*	Setback from Right-of-Way *
County Road	125 feet	65 feet
Township Road	98 feet	65 feet
Township Road completely within a cluster subdivision	63 feet	30 feet

* The more restrictive standard will apply

(b) Residential Structure Setbacks

(i) Side Yard or Rear Yard: 50 feet minimum

(ii) Cluster Subdivision

a. Side Yard abutting a Cluster Subdivision Lot or Cluster Subdivision Open Space:

15 feet minimum

b. Rear Yard abutting Cluster Subdivision Lot or Cluster Subdivision Open Space:

30 feet minimum

c. Side or Rear Yard abutting a standard subdivision lot

50 feet minimum

(iii) Setback from feedlots: See Section 9.12

(Ord. #379, adopted 08/17/04) (Ord. #398, adopted 05/08/06)

(c) Other Structure Setbacks

(i) Side Yard: 15 feet minimum

(ii) Rear Yard: 30 feet minimum

(Ord. #440, adopted 10/20/09) (Ord. #470, adopted 01/22/19)

(2) Total Lot Coverage (impervious surface) on Cluster Lot: 25 percent

(C) See Section 7.14.5(A) for additional shoreland requirements

7.2.7 Lot Access Requirements

(A) Every lot, tract or plot of land, including outlots, shall abut or have direct vehicular access to a public road. Each lot shall have a minimum road frontage equal to the required lot width; however, the Board of

Commissioners with approval of a final plat or the Department of Development Director with an Administrative Land Split may approve a flag lot that meets the following criteria:

- (1) Have ownership to a dedicated public right-of-way by a minimum 33 foot wide access; or,
- (2) In the event that a parcel is unable to be accessed to or from a public right-of-way by land under common ownership, an access and utility easement may be provided to a dedicated public right-of-way by a minimum 33 foot wide access for ingress, egress and utilities. The easement must meet the following criteria: shall be granted for roadway and utility purposes, must be perpetual, be binding upon the heirs, successors and assigns, have a defined legal description, contain provisions for construction, maintenance, repair, alteration and contain provisions for enforceability by the grantor/grantee.
- (3) The public right-of-way shall meet the minimum requirements stated in subsection 10.11.2; however, the construction design standards of the road shall be subject to the requirements of the Township for which the road is so located.

(Ord. #398, adopted 05/08/06) (Ord. #407, adopted 11/14/06) (Ord. #468, adopted 07/17/18)