

7.3 "R-A" Rural Agricultural District**7.3.1 Purpose**

This District is established to provide areas for low density, rural residential structures in agricultural/rural areas on lands that, due to substantial coverage by wooded areas, rock outcroppings and marginal soils, are not conducive to long term agricultural production. Some areas in this District are currently under agricultural production and can remain as such. Residential development may be allowed in this District at an overall density up to 8 dwelling units per 40 acres.

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

7.3.2 Permitted Uses:

- (A) Aquaculture, including those with 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 lot 20 acres and greater

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

- (H) Farmstead Residence

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

- (I) Feedlot, Tier I in accordance with Sections 9.12

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

- (J) Field crops

- (K) Forestry
- (L) Governmental buildings and structures
(Ord. #408, adopted 11/02/06)
- (M) Historic sites and areas
(Ord. #440, adopted 10/20/09)
- (N) Horticulture
- (O) Nurseries/greenhouses (no retail sales)
- (P) Program Facilities, Nonresidential with a licensed capacity of 12)or fewer persons
- (Q) Program Facilities, Residential with a licensed capacity of 6 or fewer persons
- (R) Public Utility Building
- (S) Recreational Facilities
- (T) Religious Institutions
- (U) Storage building as a principal use on a lot 10 acres or more in accordance with Section 9.1
(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

7.3.3 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) Recreational Facility
 - (H) Roadside stands for sale of home occupations or horticulture products, provided off-street parking is available
 - (I) Solar Energy System, Accessory in accordance with subsection 9.20.3
(Ord. #455, adopted 6/21/16)
 - (J) Temporary buildings located for purposes of construction on the premises for a period of time not to exceed normal, necessary construction time
 - (K) Temporary Sales / Transient Merchant Stands, in accordance with Section 9.25 (Ord. #483, adopted 02/15/22)
 - (L) Open Storage of up to 9 total items on parcels greater than 5.1 acres and in compliance with Section 8.6 (Ord. #491, adopted 02/20/2024)
 - (M) Delivery, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/2024)
 - (N) Retail, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/2024)
- (Ord. #373, adopted 02/17/04) (Ord. #398, adopted 05/08/06) (Ord. #410, adopted 04/17/07) (Ord. #431, adopted 10/07/08)

7.3.4 Conditional Uses:

The following uses may be allowed as conditional uses following the procedures set forth in this Ordinance.

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

- (B) Animal hospital
(Ord. #352, adopted 12/17/02)
- (C) Aquaculture, including those with Tier I feedlot, in accordance with the provisions of Section 9.12
- (D) Automobile and Vehicle sales, small scale
(Ord. #221, adopted 10/06/92)
- (E) Bed and Breakfast
(Ord. #407, adopted 11/14/06)
- (F) Bulk liquid storage
- (G) Cabinet shops
- (H) Child Care Center
(Ord. #458, adopted 01/17/17)
- (I) Commercial wind energy conversion systems in accordance with Section 9.23
- (J) Communication towers in accordance with Section 9.8
- (K) Contractor shops (with or without outside storage) in accordance with Section 9.9
(Ord. #346, adopted 06/16/02)
- (L) Farm implement sales
- (M) Feedlot, Tier II in accordance with Section 9.12
(Ord. #431, adopted 10/07/08)
- (N) Garage, Repair
- (O) Grain elevators
- (P) High voltage transmission lines of between 100 and 200 kilovolts according to Section 9.11

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

(Q) Kennels

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

(R) Livestock Experimentation

(S) Livestock sales yard

(T) Livestock waste storage facility in accordance with the provisions of Section 9.12

(U) Manufacturing, Light

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

(W) Nurseries/greenhouses (retail sales)

(X) Recycling Center in accordance with Section 9.21

(Y) Retail Sales

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

(Z) Saw Mills

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

(AA) Schools

(BB) Seasonal Worker Housing according to Section 9.18

(Ord. #361, adopted 06/17/03)

(CC) Slaughterhouses and meat processing plants

(DD) Solid Waste Management Facilities in accordance with Section 9.18

(EE) Stables

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

(FF) 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)

(GG) 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)

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

(II) Truck Terminal

(JJ) Warehousing

(KK) 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)

(LL) Retreat Center in accordance with Section 9.26

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

(MM) Campgrounds and Resorts in accordance with Section 9.28

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

7.3.5 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 subsection 9.14 of this Ordinance

(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 in accordance with Section 9.20

- (G) Solar Farm, Community in accordance with 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 items or more on parcels of 5.1 acres or more or any open storage on parcels up to 5.0 acres 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)

7.3.6 Lot and Site Dimensions

- (A) Lot Dimensional Standards
 - (1) Lot Area Regulations.
 - (a) 5 acre minimum lot size with a minimum of 2 dry, buildable acres.
(Ord. #398, adopted 05/08/06)
 - (2) 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.
(Ord. #403, adopted 09/05/06) (Ord. #456, adopted 03/15/16)

(B) Site Dimensional Standards

(1) Setbacks

(Ord. #398, adopted 05/08/06) (Ord. #440, adopted 10/20/09) (Ord. #470, adopted 01/22/19)

(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
* The more restrictive standard will apply		

(b) Residential Structure Setbacks:

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

(ii) 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)

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

7.3.7 Lot Access Requirements.

- (A) Every lot, tract or plot of land, including outlots, shall abut or have direct vehicular access to a public road.
- (B) 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)