

7.7 “R-S” Rural Service District

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

7.7.1 Purpose

This District is intended for areas of Benton County that is a concentration of houses and business in an unincorporated area that are located at the intersection of 2 major roads. The County recognizes the existence of the small rural unincorporated service centers that were developed some time ago and which include a mixture of land uses. Thus this District has been designated for flexibility within standards related to public health and safety.

7.7.2 Permitted Uses:

- (A) Banks
- (B) Daycare Facilities, Licensed Group Family serving 14 or fewer children
- (C) Dwelling, Single Family
- (D) Energy efficient subterranean dwellings
- (E) Essential services in accordance with Section 9.11.
- (F) Existing commercial and industrial uses, except that additions or expansions thereto shall be subject to the conditional use procedure
- (G) Field crops
- (H) Government buildings and structures (Ord. #408, adopted 11/02/06)
- (I) Historic Sites and Areas
- (J) Horticulture
- (K) Nurseries/greenhouses (no retail sales)
- (L) Professional services
- (M) Program Facilities, Nonresidential with a licensed capacity of 12 or fewer persons

- (N) Program Facilities, Residential with a licensed capacity of 6 or fewer persons.
- (O) INTENTIONALLY BLANK
- (P) Recreational Facilities
- (Q) Religious Institutions
- (R) Restaurants, Cafes, and Taverns
- (S) Retail, Cannabis or Hemp in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)

7.7.3 Permitted Accessory Uses:

- (A) Accessory buildings
- (B) Animal units in accordance with Section 9.4
- (C) Antennas
- (D) Home occupations in conformance with the provisions of Section 9.14
- (E) Micro-WECS subject to Section 9.23 (Ord. #440, adopted 10/20/09)
- (F) Produce stands
- (G) Roadside stands for sale of home occupations or horticulture products provided off-street parking is available.
- (H) Solar Energy System, Accessory in accordance with subsection 9.20.3 (Ord. #455, adopted 06/21/16)
- (I) Temporary buildings located for purposes of construction on the premises for a period of time not to exceed normal, necessary construction time.
- (J) Temporary Sales / Transient Merchant Stands, in accordance with Section 9.25 (Ord. #483, adopted 02/15/22)
- (K) Delivery, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
(Ord. #410, adopted 04/17/07) (Ord. #431, adopted 10/7/08)

7.7.4 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
- (C) Auto fuel stations in accordance with Section 9.5.
- (D) Automobile and Vehicle Sales
- (E) Bed and Breakfast (Ord. #407, adopted 11/14/06)
- (F) Cabinet shops.
- (G) Car washes (when separate from Auto Service)
- (H) Cemeteries
- (I) Child Care Center (Ord. #458, adopted 01/17/17)
- (J) Club or Lodge
- (K) Communication towers in accordance with Section 9.8
- (L) Convenience stores
- (M) Drive-in uses/businesses in accordance with Section 9.10
- (N) Duplex, Triplex and Quad residential housing
- (O) Expansion of an existing commercial and industrial uses
- (P) Farm implement sales
- (Q) Farming, General
- (R) Garage, Repair
- (S) Grain elevators.
- (T) Grocery stores

- (U) High voltage transmission lines of between 100 and 200 kilovolts according to Section 9.11
- (V) Kennels
- (W) Manufactured Home Park in accordance with Section 9.15
- (X) Manufacturing, Light.
- (Y) Mini storage (self-service storage facility)
- (Z) Motels and hotels
- (AA) Nurseries/greenhouses (retail sales)
- (BB) Open sales lot
- (CC) Restaurants, cafes and taverns
- (DD) Retail Sales
- (EE) Schools
- (FF) Substations with a voltage designed for and capable of operations at a nominal voltage of 100 kilovolts or more according to Section 9.11
- (GG) Trailer vehicle sales, including marine, boat and campers
- (HH) Truck Terminal
- (II) Warehousing
- (JJ) Public Utility Building (Ord. #487, adopted 01/17/23)
- (KK) Retreat Center in accordance with Section 9.26
 - (Ord. #491, adopted 02/20/2024)

7.7.5 Interim Uses:

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

- (A) Caretakers residence

- (B) Home extended business in conformance with subsection 9.14 of this Ordinance
- (C) Second Dwelling for Supportive care or Help on the farm in accordance with Section 9.19
- (D) Solar Garden, Private in accordance with Section 9.20
- (E) Auction Business, in accordance with Section 9.24 (Ord. #483, adopted 02/15/22)
- (F) Open Storage in compliance with Section 8.6
(Ord. #491, adopted 02/20/2024)

7.7.6 Lot and Site Dimensions

(A) Lot Dimensional Standards

(1) Lot Area:

(a) Private sewer, per dwelling unit
21,000 sq. ft. minimum

(b) Community sewer per dwelling unit
17,000 sq. ft. minimum

(c) All lots shall have the minimum lot area that is comprised of non-wetland.

(2) Lot Width:

(a) 21,000 sq. ft. lot 100 feet minimum

(b) 17,000 sq. ft. lot 90 feet minimum

(3) Lot Depth:

(a) 21,000 sq. ft. lot 170 feet minimum

(b) 17,000 sq. ft. lot 145 feet minimum

(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

* The more restrictive standard will apply.

(ii) Collectors and Un-Classified Roads

Collectors and Un-Classified Roads	Setback from centerline	Setback from Right-of-Way*
County Road	98 feet	65 feet
Township Road	63 feet	30 feet

(b) Residential Structure Setbacks

(i) Side Yard 15 feet minimum

(ii) Rear Yard 30 feet minimum

(iii) Side Yard or Rear Yard abutting land zoned A or R-A

50 feet minimum

(iv) 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

(2) Building Height 40 feet maximum

- (3) Total lot coverage (impervious surface) maximum 35 percent
- (C) See Section 7.14.5(A) for additional shoreland requirements

7.7.7 Lot Access.

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