

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) 35 percent maximum

(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)