

## **SECTION 9 - “U-E” URBAN EXPANSION DISTRICT**

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### **Subdivision 1: Purpose**

The purpose of the Urban Expansion District is to provide locations on the fringes of incorporated cities for un-sewer residential, commercial or industrial development. This development is intended to be located so as to facilitate possible future service by city sewer and/or water systems while, in the meantime, allowing a semi-rural development pattern with room for safe on-site sewage systems and private wells. McLeod County’s intent is to direct new growth occurring around incorporated cities into the Urban Expansion District, where it can eventually be served with municipal utilities, rather than allowing it to consume land in nearby agricultural areas.

It is intended that development in the Urban Expansion District occur via orderly transition from agricultural to urban uses by:

- A) Annexation, rezoning and development of areas adjacent to the incorporated limits of existing cities. Contiguous development as a logical extension of similar urban land uses, zoned to the appropriate district.

It is the intention of McLeod County to involve the applicable City and Township to the greatest degree possible in establishing zoning regulations and reviewing site plans and land subdivisions in this District so that orderly, compact municipal expansion is not unduly hindered.

### **Subdivision 2: Location and General Requirements**

1. The Urban Expansion District where established will generally encompass all areas within one-half mile of the city limits of cities in the County.
2. The boundaries of any Urban Expansion Districts shall be determined by joint agreement of the affected City and Townships.
3. The affected Cities and Townships are encouraged to form Joint Planning Boards to advise the County Board of Commissioners on matters of land use planning, zoning and public improvements in each of the Urban Expansion Districts. Such Boards shall be comprised of representatives from all affected Cities, Townships, and the County, and shall have the following responsibilities:

- A. To review and work towards agreements on land use plans, zoning district boundaries, and the alignment and priorities of future roads, ditches, and utility extensions.
  - B. To advise the County Board of Commissioners on the review of planning and development applications.
  - C. The Board may choose to establish alternative zoning requirements for lands within the Urban Expansion District, which must be approved by the County Board of Commissioners.
4. The status of all areas in this district shall be reviewed at least once a year by the Joint Planning Board (if one exists) or (if none exists) the County Planning Commission, to recommend any land use changes, including:
- A. The addition or removal of land from the Urban Expansion District.
  - B. The rezoning of land to another classification.
  - C. The orderly annexation of land.
  - D. Changes to land use plans and ordinances affecting lands within the District.

**Subdivision 3: Permitted Uses**

1. Agriculture, including the principal farm dwelling and agricultural buildings, except for feedlots or commercial kennels.
2. Single-family housing on parcels at least 10 acres in size, except as specified in Subdivision 4 below.
3. Home occupations as regulated in Section 16 of this Ordinance.
4. Flood control, watershed or erosion control structures.
5. Publicly-owned parks or open space areas, wildlife areas, game refuges or forest preserves.
6. Customary accessory buildings and structures, including detached garages and sheds. The combined square footage of garage and accessory building(s) shall not exceed 2,000 square feet of floor area per lot, nor occupy more than 30 percent of a rear yard. Garages which exceed the aforesaid maximum may be allowed with a Conditional Use Permit.

**Subdivision 4: Conditional Uses**

Land in the Urban Expansion District may be used for any of the following purposes upon the issuance of a Conditional Use Permit in accordance with the provisions of Section 17 of this Ordinance.

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1. Single-family housing at a maximum density of 4 units per 10 acres (1 unit per 2.5 acres), provided that:
  - A. Houses and driveways are located to accommodate possible future re-subdivision of the lot at such time as city services become available.
  - B. Lots, driveways and any new streets are located according to City zoning requirements and city plans for roads, utilities and drainage.
  - C. A plat showing potential future re-subdivision of the entire tract is submitted to the Joint Planning Board, if one exists, or (if none exists) to the County Planning Commission.
  - D. The Joint Planning Board may require platting of the entire tract into city-sized lots. Under this option, purchasers of lots may be required to buy more than one platted lot to accommodate construction of a house, well, septic system, and backup drain field site (see requirements in Subdivision 6). When city services become available, the additional platted lots could be sold and developed with additional single-family homes.
2. Commercial or industrial uses meeting the following requirements:
  - A. Permitted uses are those permitted in the Commercial and Industrial Districts of this Ordinance, or those determined by the Joint Planning Board, based upon the appropriate Commercial and Industrial zoning districts of the adjacent city.
  - B. The location and character of any commercial or industrial use is consistent with the land use plan of the adjacent city and with city plans for roads, utilities and drainage.
  - C. The proposed access meets driveway separation requirements in Section 16 or city requirements.
  - D. The proposal will have no adverse impacts on existing residential neighborhoods.
  - E. The proposal will not preclude orderly expansion of existing residential neighborhoods.
3. Commercial outdoor recreation areas and accessory buildings, including country clubs, golf courses and clubs, and public swimming pools, provided that no principal structure shall be located within 50 feet of any abutting lot line of a residential lot.
4. Churches, cemeteries, memorial gardens.
5. Essential service lines, essential service structures.
6. Home occupations exceeding the standards in Section 16 of this Ordinance.
7. Public or private schools, child day care centers.
8. Expansion in the number of animal units on an existing feedlot

9. Oversized accessory building or garage.

**Subdivision 5: Dimensional Regulations**

The following dimensional standards apply to all land uses, unless otherwise specified, except that a Joint Planning Board of City, Township and County representatives may choose to apply the appropriate zoning standards of the adjacent city within the Urban Expansion District.

1.	Maximum Density (residential):	1 per 10 acres (Permitted Use) 4 per 10 acres (Conditional Use)	
2.	Minimum Lot Sizes:		
	Single-Family Housing:	10 acres (Permitted Use) 1 1/4 acres (Conditional Use)	
	Commercial Development:	1 acre (Conditional Use)	
	Industrial Development:	1 acre (Conditional Use)	
	Other Development:	2 acres (Conditional Use)	
3.	Minimum Lot Dimensions:	<u>Width</u>	<u>Depth</u>
	Single-Family Housing	150	250
	Commercial or Industrial	200	180
4.	Minimum Setbacks, Principal or Accessory Structures:		
	<u>Minimum Setbacks</u>	<u>Principal</u>	<u>Accessory Structures</u>
	Front from centerline of:		
	Township Road	100	100
	County Road or CSAH	130	130
	State Highway	130	130
	Front, platted lots, from road right-of-way	40	40
	Side:	20	20
	Rear:	40	20
	Commercial or industrial driveways or parking areas:		
	Front, from street right-of-way:	10	
	Interior Lot Line	6	
	Residential Use/Zoning Boundary	10	

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

Any commercial or industrial building on a parcel abutting any parcel either zoned or used for housing shall have a setback from the residential parcel of not less than 50 feet.

5. Maximum Building Heights:

All non-agricultural buildings: 2-1/2 stories or 35 feet, whichever is less, except as specified in Section 16, Subdivision 14.

Agricultural Buildings and structures: No restriction

**Subdivision 6: Other Requirements**

1. Existing lots of record may accommodate one house meeting the dimensional standards above, provided that the parcel meets County septic system and water well requirements. House and driveway locations shall be selected to accommodate possible future re-subdivision of the lot.
2. Any new lot must contain adequate build-able area for construction of a house, well, and septic system meeting State and County requirements, including sufficient area for an alternate septic system site. It may occasionally be necessary to increase lot size beyond the minimum to meet this requirement.
3. Any commercial or industrial property that abuts any parcel either zoned or used for housing shall erect and maintain a landscaped buffer consistent with the requirements stated in Section 16, General Regulations, or the applicable city standards.
4. No truck dock or truck parking area shall abut any parcel either zoned or used for housing.
5. Additional regulations for parking and other regulations are presented in Section 16, General Regulations. The Joint Planning Board may choose to apply City standards for parking, signage, lighting, landscaping, site design, and other general standards.

**Subdivision 7: Joint Powers Review**

1. In Urban Expansion Districts where a Joint Planning Board has been established, all proposed site plans and development proposals shall be reviewed by that Board, which shall advise the County Board of Commissioners.
2. In Urban Expansion Districts where a Joint Planning Board has not been established, all proposed site plans and development plans shall be reviewed by the McLeod County Planning Commission.
  - A. Any plan or proposal shall be submitted to the affected City and Townships for review and comment at least thirty days prior to the scheduled appearance before the Planning Commission.
  - B. All reviews and comments by the affected City and Townships shall be submitted to the County Zoning Administrator at least seven days prior to the scheduled appearance before the Planning Commission. The Zoning

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Administrator shall present any reviews and comments to the Planning Commission.