

## **SECTION 14 – CONSERVATION OVERLAY DISTRICT**

### **Subdivision 1: Purpose and Intent**

To provide for areas intentionally left free from development, for the preservation of wildlife corridors/habitats; scenic view sheds; and natural resources including forest lands, range lands, agricultural lands, aquifer recharge areas, and areas of unique biological, physical, topographical or botanical character. These areas will provide buffers to developed areas in order to maintain a separate identity for the towns and McLeod County. The most intensive uses of these areas will normally be for outdoor recreation activities or passive uses not requiring significant infrastructure such as roads or utility services.

These areas may represent diverse types of land and possess varied physical and geographical conditions and are an important physical, environmental, social, aesthetic, and economic asset to both the urban and rural residents of McLeod County. The preservation of a balanced system of open space will complement the county parks and trails and provide a visual relief of development.

This zoning is not intended to replace conservation easements. If there is a conflict, the more restrictive provision(s) shall apply.

Uses not listed as a permitted use or conditional uses in this section are not allowed on lands to which this section applies.

### **Subdivision 2: Lands to Which This Section Applies**

The provisions of this Section shall apply to all lands within 1,000' (feet) of the Natural Environment Lakes listed in the McLeod County Zoning Ordinance Section 13, Subdivision 3, Subpart 2(B) and to those selected wetlands and basins.

### **Subdivision 3: Permitted Uses**

1. Agriculture, including the principal farm dwelling and agricultural buildings.
2. Single-family non-farm dwellings at a density no greater than one unit per Quarter-Quarter Section (approximately 40 acres).
3. Flood control, watershed or erosion control structures.
4. Customary accessory buildings and structures, including detached garages and sheds.

### **Subdivision 4: Conditional Uses**

Land in the Conservation Overlay 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.

1. A second farm dwelling on each farm for the use of family members or employees. The site shall meet the lot size and dimensional standards specified in Subdivision 6 of this section, to permit future conveyance if necessary. This second dwelling shall be within 660' of the principal dwelling and served by a shared driveway.
2. Home occupations as regulated in Section 16 of this Ordinance, including home occupations located in accessory buildings not exceeding 2,000 square feet in size.
3. Township halls or other governmental buildings.

- ### **Subdivision 5: Prohibited Uses**

- ### Subdivision 6: Dimensional Regulations

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

**Subdivision 7: Transfer of Building Eligibilities**

Building eligibilities shall be allowed to transfer into the Conservation Overlay District at a density of no greater than 2 non-farm dwellings per quarter-quarter section (approximately 40 acres), or building eligibilities shall be allowed to transfer out of the Conservation Overlay District if allowed per McLeod County Zoning Ordinance Section 7, Subdivision 9.

**Subdivision 8: Lots of Record**

A lot of record of less than a Quarter-Quarter Section in size, prior to October 17, 1981, may be subdivided in accordance with the regulations of the McLeod County Subdivision Ordinance to provide one (1) non-farm residential lot meeting the lot size and dimensional standards of Subdivision 6 of this Section, provided that the parcel does not already contain a farm or non-farm dwelling and meets County septic system requirements and Minnesota Department of Health water well requirements.

**Subdivision 9: Site Plan Required**

For any non-farm dwelling or second farm dwelling, a site plan shall be provided illustrating the location of the dwelling on the site, location of the septic tank and drain field, location of the well and access from a public road. Reasonable revisions to the site plan may be required as a condition of approval.