

SECTION 4: "A" AGRICULTURAL DISTRICT

Subdivision 1. PURPOSE

The "A" AGRICULTURAL DISTRICT is intended to provide a district which will allow extensive areas of Hutchinson Joint Planning Area to be retained in agricultural use; control scattered non-farm development; preserve woodlands and other areas of aesthetic and scenic value, which, because of their physical features, are desirable as water retention areas, habitat for plant and animal life, green space or other environmental uses beneficial to the County.

Subdivision 2. PERMITTED USES

The following uses shall be permitted within the "A" AGRICULTURAL DISTRICT:

1. Agricultural use; including the principal farm dwelling and agricultural buildings.
2. A second farm dwelling on each farm for the use of family members or employees. It is recommended that it be sited to meet the lot size and dimensional standards to permit future subdivision if necessary.
3. Single-family non-farm dwellings at a density no greater than one unit per Quarter-Quarter Section (approximately 40 acres).
4. Flood control, watershed or erosion control structures.
5. Home occupations as regulated in this Ordinance, including home occupations located in accessory buildings not exceeding 2,000 square feet in size.
6. Publicly-owned parks or open space areas, wildlife areas, game refuges or forest preserves.
7. Township halls or other governmental buildings.
8. Customary accessory buildings and structures, including detached garages and sheds.

Subdivision 3. CONDITIONAL USES

The following uses may be allowed in the "A" AGRICULTURAL DISTRICT subject to obtaining a Conditional Use Permit in accordance with Section 20.

1. Accessory manufactured home for family members needing special care provided the following provisions are complied with:
 - a) The occupants are in need of special care because of a disability or infirmities of advanced age as affirmed in writing by a physician and are members of the immediate family of the person owning the principle dwelling.
 - b) The unit at the time of placement is in compliance with the Federal H.U.D. Code for mobile homes and Section 13, Subdivision 9, of this ordinance.

- c) The manufactured home shall be considered a temporary use and an agreement shall be executed between the land owner and the Planning and Zoning Administrator and on file with the County Recorder stipulating that the manufactured home is removed no greater than one hundred eighty (180) days after the occupancy of the unit is terminated.
 - d) The applicant shall demonstrate need.
 - e) There shall be a separate septic system for each of the dwellings.
 - f) The permit shall be reviewed yearly to ensure compliance.
 - g) The minimum lot size shall be three (3) acres.
 - h) There shall not be two manufactured homes; one must be a permanent structure.
 - i) The manufactured home may not be replaced by a permanent structure.
2. Bed and breakfast inn.
 3. Commercial outdoor recreation area and accessory buildings, including organized group camps, golf courses and clubs and gun clubs.
 4. Construction and demolition landfills.
 5. Church, cemetery or memorial garden.
 6. Educational, recreational, religious or other activities requiring rural isolation.
 7. Farm-related businesses.
 8. Feed lots.
 9. Home occupations in accessory buildings exceeding 2,000 square feet and/or employing more than one non-resident.
 10. Facilities for the temporary holding or sale of livestock.
 11. Municipal wastewater treatment facilities.
 12. Sawmills and/or pallet manufacturer.
 13. Essential service line, essential service structure.
 14. Extraction of minerals.

15. Any landing field and associated facilities.
16. Junk yard, salvage yards.
17. Sanitary landfills for municipal solid waste.
18. Veterinary and animal clinics, including kennels or facilities for the care and/or breeding of dogs, cats or other domestic pets.
19. Wind Tower, electric generators and communications towers.

Subdivision 4. ACCESSORY USES

The following uses shall be permitted accessory uses within the "A" AGRICULTURAL DISTRICT.

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.

Subdivision 5. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

Every lot in an "A" AGRICULTURAL DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

1. Lot Size, Width and Depth.
 - A. Every lot on which a single-family dwelling is erected shall contain an area of not less than one and one fourth (1 ¼) acre of buildable area, except that the minimum lot area shall not apply to the sale of lots of record at the time of enactment of this Ordinance.
 - B. Every lot on which a single-family dwelling is erected shall have a minimum width of not less than one hundred fifty (150) feet at the building setback line and a minimum depth of not less than two hundred (200) feet.
2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
 - A. Front Yard.
 - (1) There shall be a minimum front yard setback of one hundred thirty (130) feet from the centerline of any county road or highway and (100) feet from the centerline of any township road.
 - (2) In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such

road or highway

- B. Side Yard. Every building shall have two (2) side yards. Each side yard shall have a width of not less than twenty (20) feet.
 - C. Rear Yard. There shall be a minimum rear yard of forty (40) feet.
3. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:
- A. All buildings shall not exceed thirty-five (35) feet in height.
 - B. Agricultural buildings shall be exempt from the height requirements.
 - C. Towers – up to 200 feet with setbacks from property lines or roads at the same as the height of the tower.
4. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Section 13, General Regulations of this Ordinance.

Subdivision 6. SITING STANDARDS FOR NON-FARM LOTS

- 1. Non-farm residential lots may be created at a density of one unit per Quarter-Quarter Section. Up to one (1) farm dwelling per farm may be excluded from density calculations.
- 2. Up to four(4) non-farm lots created on one Quarter Section may be treated as a minor subdivision and submitted without a plat; larger number of lots (or additional lots) must be platted according to the Subdivision Ordinance.
- 3. When more than one lot is created, either simultaneously or at a later date, applicants are strongly encouraged to cluster the lots on sites with woodland or less-productive soils, to preserve as much land as possible for agriculture, to minimize visual intrusions on the rural environment, to aid school bus pickups, and to respond sensitively to the diverse characteristics of the landscape.
- 4. In order to minimize visual and physical intrusions into agricultural land, it may sometimes be desirable to cluster lots in the interior of a tract. To provide flexibility in siting house lots, lot width may be measured at the building line, rather than the road frontage. However, each lot must have an access strip at least 50 feet in width along a new or existing public road, and must meet the driveway spacing requirement of this Ordinance.
- 5. All non-farm dwellings shall be located not closer than 1320 feet from a registered feedlot. All lots of record 10 acres or less and any subdivisions that were established prior to March 25, 1998, will be exempt from the required setback of a new house to an existing feedlot.

Subdivision 7. LOTS OF RECORD

A lot of record of less than a Quarter-Quarter Section in size, existing 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 5 above, provided that the parcel does not already contain a farm or non-farm dwelling and meets County septic system and water well requirements.

Subdivision 8. HIGHER-DENSITY DEVELOPMENT ON DIFFICULT-TO-FARM SITES

In order to reduce the pressure for non-farm development on prime agricultural land, development of single-family non-farm dwellings shall be permitted, through the platting process, at a higher density on parcels that are considered difficult to farm. A tract of land may be considered difficult to farm if it has one or more of the following characteristics:

1. Small size or irregular shape.
2. Physical isolation from other farm fields by roads, steep hills, ditches or similar features.
3. Wooded, as defined herein.
4. Containing steep slopes, wetlands, or other environmentally sensitive features.

That portion of a parcel that meets the criteria above may be subdivided into dwelling lots meeting the lot size and dimensional standards of Subdivision 5 above and the following requirements:

1. Maximum density shall be 8 units per Quarter-Quarter Section (approx. 40 acres). Permitted density may not be transferred from one Quarter-Quarter Section to another.
2. Each lot must contain adequate buildable area for construction of a house, well, and septic system meeting State and County requirements, including sufficient area for a backup drain field.
3. The applicant must demonstrate to the satisfaction of the Joint Planning Board and County Board that lots are clustered in wooded areas or non-productive soils in order to minimize visual and physical intrusions into agricultural land and to respond sensitively to the environmental features of each site.
4. If lots are accessed by a new road, the road shall be constructed to County standards and must be accepted by the Township.
5. All new residential lots shall be platted according to the County Subdivision Ordinance.
6. Any additional lands which are not included in residential lots may be used in one or more of the following ways:

- A. Leased to a farmer for agricultural use.
- B. Held in common by all landowners of the development, for open space or recreational purposes.
- C. Conveyed to a government agency or private non-profit organization for permanent protection as park land or wildlife preserve.
- D. Attached to one or more of the existing residential lots.

In all cases, such lands shall be permanently restricted by covenant or deed restriction against further subdivision or residential development.

Subdivision 9. SITE PLAN REQUIRED

For any non-farm dwelling or second farm dwelling, a site plan drawn to scale 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.

Subdivision 10. CONFINED FEEDLOT REGULATIONS

Confined feedlots may be allowed in any "A" AGRICULTURAL DISTRICT in accordance the provisions of Section 15 of this Ordinance.

Subdivision 10. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the "A" AGRICULTURAL DISTRICT are set forth in Section 13 of this Ordinance.