

SECTION 5: "R-1" RURAL RESIDENTIAL DISTRICT

Subdivision 1. PURPOSE

The "R-1" RURAL RESIDENTIAL DISTRICT is intended to provide a district which occurs in the small unincorporated villages and rural residential subdivisions allowing low density residential development and on-lot utilities where municipal or community utility systems are not available, while allowing for continued agricultural uses on adjacent lands.

Lands may be rezoned from Agricultural District to Rural Residential so as to take advantage of wooded sites and/or areas that are considered difficult to farm.

Subdivision 2. GENERAL PROVISIONS

Lands may be rezoned to the Rural Residential District based upon a combination of the following factors:

1. Areas designated as Rural Housing Concentrations in the McLeod County Land Use Plan or designated in the future by the County Board. Only those areas that are clearly unsuitable for agricultural use will be so designated.
2. Site conditions such as soils, slope, tree cover, and/or size and shape that make the site difficult to farm economically.
3. Development pressure for additional housing.
4. Lands proposed for rezoning should generally not be adjacent to lands used for intensive agricultural operations such as feedlots or agricultural service businesses such as fertilizer plants.

Subdivision 3. PERMITTED USES

The following uses shall be permitted within the "R-1" RURAL RESIDENTIAL DISTRICT.

1. Single-family dwellings.
2. Home occupations as regulated in Section 13 of this Ordinance, provided that all work is carried out inside the house or garage.
3. Agriculture and farm-related buildings, excluding commercial feed lots or commercial kennels.
4. Flood control, watershed or erosion control structures.
5. Publicly-owned parks or open space areas, wildlife areas, game refuges or forest preserves.
6. Township halls or other municipal buildings.

7. Customary accessory buildings and structures, with a combined square footage of no more than 2,000 square feet per lot. One (1) garage per lot, whether attached or detached from the principal building, shall not be counted towards the 2,000 square foot limit.

Subdivision 4. CONDITIONAL USES

The following uses may be allowed in the "R-1" RURAL RESIDENTIAL DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provisions of Section 19 of this Ordinance.

1. 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.
2. Churches, cemeteries, memorial gardens.
3. Essential service lines, essential service structures.

Subdivision 5. ACCESSORY USES

The following uses shall be permitted accessory uses within the "R-1" RURAL RESIDENTIAL 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 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

Every lot on a "R-1" RURAL RESIDENTIAL 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 (1) 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 public road or highway and (100) feet from centerline of township roads; except that a forty (40) foot setback from the right-of-way may be used for any minor street serving a residential subdivision.
 - (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) ten (10) foot side yards. Each side yard shall have a width of not less than ten (10) feet.
 - C. Rear Yard. There shall be a minimum rear yard of thirty (30) feet for principal buildings and ten (10) feet for accessory buildings.
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.
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 the Ordinance.

Subdivision 7.

LOT SITING STANDARDS

1. The applicant must demonstrate to the satisfaction of the Joint Planning Board that lots are located in wooded areas or areas that are difficult to farm in order to minimize visual and physical intrusions into agricultural land and to respond sensitively to the environmental features of each site.
2. 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 requirements of this Ordinance.

3. 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 secondary site on-site sewage treatment system. It may occasionally be necessary to increase lot size beyond the minimum to meet this requirement.

Subdivision 8. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the "R-1" RURAL RESIDENTIAL DISTRICT are set forth in Section 13 of this Ordinance.

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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.
4. Feedlot Setback. Every lot in an "R-1" rural residential district shall be setback at least 2640 feet from any registered feedlot.
5. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Section 13, General Regulations of the Ordinance.

