



## Planning Commission Meeting Agenda Monday, September 3<sup>rd</sup>, 2024 @ 6:00 PM

**Chair:** Simon Stricker

**City Clerk:** Krista Okerman

**Commission:**

**Deputy Clerk:** Cassandra Delougherty

Joby Goerges

**City Attorney:** Brad Person

Steve Stricker

Roman Siltman

Sean Smuda

City of Jenkins  
33861 Cottage Avenue  
Jenkins, MN 56474  
(218) 568-4637

Join Zoom Meeting  
<https://zoom.us/join>  
Meeting ID: 353 029 2985  
Password: 56474  
Dial by location: (312) 626-6799 (US Chicago)

**NOTE:** Printed materials relating to agenda items are available for public inspection in a three-ring binder on table by Council Chamber entrance.

1. Call to Order – Pledge of Allegiance
2. Roll Call
3. Approval
  - a. Agenda
  - b. Minutes from the August 5<sup>th</sup>, 2024 meeting
4. Unfinished Business
  - a. Proposed Ordinance Amendment-Solar Energy Systems
  - b. Land Use Matrix Update
    - i. Land Use Matrix A-D
      1. Homework Review and supporting documents
      2. Discussion
5. New Business
  - a. Land Use Matrix Update E-N Homework
    - i. Definitions
6. Miscellaneous/Communication
  - a. Planning & Zoning Administrator's Report
7. Adjournment

**COUNTY OF CROW WING  
CITY OF JENKINS  
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING  
AUGUST 5<sup>th</sup>, 2024**

**CALL TO ORDER:** The regular Planning Commission meeting was called to order at 6:00 PM by Chairman Stricker with all citing the Pledge of Allegiance.

**ATTENDANCE:** Present: Chairman Si. Stricker, Commissioners Siltman, St. Stricker, and Deputy Delougherty. Not present were Commissioners Smuda and Goerges.

**ADDITIONS/DELETIONS:** none

**APPROVALS:** The Agenda and Minutes from June 3<sup>rd</sup>, 2024 Meeting and Public Hearings: **Motion to approve made by Siltman, seconded by St. Stricker. All present voted aye.**

**PUBLIC HEARING** **Rezone Application from RR District to Ag District.** This application was withdrawn, but was published in the newspaper. The withdrawal letter had a condition: "that the City is willing to work towards making an animal ordinance that is more common sense for Rural Residential Zoning and more receptive towards 4H and 4H families." The withdrawal letter was shared with the Commission in the Agenda Packet.

**Hearing opened for Public Comment-  
Public Comment Closed**

**No action necessary. No action taken.**

**NEW BUSINESS** *a. Proposed Ordinance Amendment-Shoreland & Floodplain Overlay Districts:* Deputy Delougherty informed the Commission that we must amend the current ordinance due to the change of administration and enforcement. Crow Wing County was previously responsible for the administration and enforcement of these district regulations, but that is no longer the case. Amendment to state that regulations of the above titled Districts will be administered and enforced by "the City's Designated Wetland Conservation Act Administrator." The City of Jenkins currently utilized the expertise of qualified members of the Widseth team for all of out Shoreland/Floodplain reviews and compliance.  
**Motion to approve moving forward with scheduling a Public Hearing to amend the Shoreland/Floodplain Overlay District Ordinance made by Commissioner St. Stricker, seconded by Siltman. All present voted aye.**

**UNFISNISHED BUSINESS** *a. Proposed Ordinance Amendment-Solar Energy Systems:* Deputy Delougherty spoke to the Commission regarding the City's current Solar Energy System approval process and is requesting that performance standards be incorporated and the Land Use Matrix be reviewed. With the

recent interest in Solar Energy Systems and the approval of a Conditional Use Permit for AmericInn, staff would like the Commission to make a recommendation regarding definitions, standards, and an update to the Land Use Matrix, to incorporate both roof-mounted, as well as ground-mounted Solar Energy Systems.

**Commissioner Goerges arrived shortly into the Solar Energy System Ordinance Amendment Discussion.**

The Commission discussed the different types of units available, differentiating between “stand alone” units and units that connect to the power grid. A number of changes to the proposed Ordinance were requested, including replacement of “certified professional” with “contractor, building inspector, electrical engineer, or electrician,” as the term “certified professional” is too vague. Other requested changes were to the coverage area of ground-mounted systems, striking the 1000sqft maximum, as the consensus was to leave maximum impervious coverage at 25%. Deputy Delougherty will work to create a checklist of performance standards, and speak with Clerk Okerman regarding whether a separate permit for Solar Energy Systems shall be required, or if it can be incorporated into the current Land Use Permit Application.

Commissioner Goerges has electrician contacts that are quite knowledgeable in Solar Energy Systems and has offered to reach out to them concerning necessary state/international requirements to help ensure that the City is covering all of our bases. **Consensus of the Commission was to edit the proposed Ordinance with discussed changes, receive information from Goerges and incorporate recommendations into modified proposed Ordinance, and amend the Land Use Matrix as follows:**

	<u>AG</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>RS</u>	<u>P</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>
<u>Solar Energy System, Roof Mounted</u>	P	P	P	P	P	P	P	P	P
<u>Solar Energy System, Ground-Mounted</u>	P	P	P	E	E	P	C	C	C

*b. Dwelling Units, Living Quarters, Shouses, Tiny Homes:* Deputy Delougherty provided more information on these types of dwellings, and asked that the Commission work to review and potentially modify what is allowed in the City, because the City has been receiving questions on what is allowed. Discussion regarding size requirements of living quarters within shouses/barndominiums, and minimum width requirements for dwellings. Chairman Stricker indicated that he is happy with the 20ft minimum width requirement that the City has already adopted, which would exclude Tiny Homes, as they are generally only 12ft wide. Some discussion regarding possible Zoning District changes to allow some of the above types of dwelling units in certain portions of the City.

*c. Land Use Matrix A-D:* In an effort to address the recent rezone application withdrawal condition, as well as interest in the types of dwellings listed in Agenda Item 6b, Deputy Delougherty brought the first page of the Land Use Matrix to the Commission for review, along with definitions and the newly formatted Land Use/Accessory Use Matrix that Clerk Okerman had presented at a previous meeting. Animal husbandry was discussed. Siltman brought up that RR should not allow pigs, cows, horses, etc. without conditions, as the lot sizes generally don't meet the needs of those types of animals.. Delougherty asked that each Commissioner take the time to review and edit the current matrix to what they believe should be allowed, permitted, interim, conditional, and excluded in each of the Zoning Districts. Delougherty requested that at a minimum, each Commissioner address the highlighted items and their recommendations be sent to Delougherty within 2 weeks. She stated that if Commissioners have differing opinions of uses or districts, she will present the findings for full Commission discussion and consensus recommendation. Delougherty will then incorporate the information into the new Land Use/Accessory Use Matrix for Public Hearing and Council approval.

**MISC/COMM**

Delougherty shared two permits that have been issued since the last meeting; one commercial sign permit and one Land Use Permit for the construction of a 720ft<sup>2</sup> pole shed.

**ADJOURNMENT**

**Motion to adjourn made by Commissioner St Stricker, seconded by Goerges at 7:46pm. All present voted aye.**

Respectfully submitted by Cassandra Delougherty, Deputy Clerk.

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Cassandra Delougherty, Deputy Clerk

Dated: \_\_\_\_\_

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Krista A. Okerman, City Clerk-Treasurer





AGENDA ITEM # 4a

## REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty  
Date: August 29<sup>th</sup>, 2024  
Subject: Ordinance Amendment-Solar Energy Systems

**Report:** With the recent interest in Solar Energy Systems by residents, and the approved Conditional Use Permit for AmericInn, Om-Air, staff asked that the Planning Commission make a recommendation to Council regarding definitions, standards, and an update to the Land Use Matrix on Solar Energy Systems, both roof-mounted, as well as ground-mounted systems at the previous Planning Commission Meeting. Consensus of the Commission at that meeting was to edit the proposed Ordinance with discussed changes, receive information from Goerges, who has electrician contacts that can shed light on necessary state/international requirements, and incorporate recommendations into the proposed Amended Ordinance.

No information has yet been shared with staff from a licensed electrician that is skilled in installation of solar energy systems, so only the changes discussed at the previous meeting have been included in the amendment.

Attached is the amended draft Ordinance Amendment No. 24-\_\_-\_\_ incorporating the discussed revisions to the draft.

**Requested Action:** Please review the attached draft Ordinance Amendment No. 24-\_\_-\_\_ and discuss if further changes are required to the amendment in order to move forward with a recommendation to City Council regarding Solar Energy Systems, roof-mounted, and ground-mounted. If the Commission would like to table the item, please give staff further direction.

**ORDINANCE NO. 24-\_\_\_\_-\_\_\_\_**  
**AN ORDINANCE AMENDING THE JENKINS ZONING ORDINANCE**  
**REGARDING SOLAR ENERGY SYSTEMS**  
**CITY OF JENKINS**  
**COUNTY OF CROW WING**  
**STATE OF MINNESOTA**

The City Council of the City of Jenkins does ordain as follows:

**Purpose and Intent:** The purpose of this ordinance amendment is to amend 150.005 “Definitions,” 150.038 “Land Use Matrix and amend “Solar Energy Systems” in the Jenkins Zoning Ordinance. The amendment includes definitions of “Solar Energy System,” “Ground Mounted Solar Energy System” and “Roof Mounted Solar Energy System” and allows them in multiple zones.

**Amendment:** 150.005 “Definitions,” and 150.038 “Land Use Matrix” are hereby amended and “Solar Energy Systems” is hereby added as follows:

**150.005 Definitions**

Solar Energy System. A device or structural design feature, a substantial purpose of which is to provide daylight for interior lighting or provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generating, or water heating.

Solar Energy System, Ground Mounted. A solar energy system that is installed onto the ground directly or by means of brackets or poles.

Solar Energy System, Roof Mounted. A solar energy system mounted to the roof of a dwelling or other building.

150.038 “Land Use Matrix” amendment to remove “Solar Energy System,” and replace with both “Solar Energy System, Roof-Mounted,” and “Solar Energy System, Ground-Mounted.”

	<u>AG</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>RS</u>	<u>P</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>
<del>Solar Energy System</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>E</del>	<del>E</del>	<del>C</del>	<del>C</del>	<del>P</del>
Solar Energy System, Roof Mounted	P	P	P	P	P	P	P	P	P
Solar Energy System, Ground-Mounted	P	P	P	E	E	P	C	C	C

## Solar Energy Systems

### (A) Accessory use.

(1) Roof mounted solar energy systems shall be allowed as a permitted accessory use in all zoning districts in accordance with the standards in this section and all ground mounted shall be considered by interim or conditional use permit.

(2) The following systems shall be exempt from the requirements of this section and shall be regulated as any other building element:

(a) Building integrated solar energy systems that are an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural element or structural component including, but not limited to, photovoltaic or hot water solar energy systems contained within roofing materials, windows, skylights, and awnings; and

(b) Passive solar energy systems that capture solar light or heat without transforming it into another form of energy or transferring the heat via a heat exchanger.

### (B) System standards.

#### (1) Electrical.

(a) All utilities shall be installed underground.

(b) An exterior utility disconnect switch shall be installed at the electric meter serving the property.

(c) Solar energy systems shall be grounded to protect against natural lightning strikes in conformance with the national electrical code as adopted by the city.

(d) No solar energy system shall be interconnected with a local electrical utility company until the utility company has reviewed and commented upon it. The interconnection of the solar energy system with the utility company shall adhere to the national electrical code as adopted by the city.

(2) Maximum area. Ground mounted solar energy systems shall be limited to 25% of the total impervious surface for the lot.

(3) Color. All roof mounted solar energy systems shall use colors that are the same or similar with the color of the roof material of the building on which the system is mounted.

### (C) Location.

#### (1) Roof mounting.

(a) The solar energy system shall comply with the maximum height requirements of the applicable zoning district.

(b) The solar energy system shall not extend beyond the perimeter of the exterior walls of the building on which it is mounted.

#### (2) Ground mounting.

(a) The solar energy system shall only be located in the rear yard as defined by this chapter.

(b) The solar energy system shall comply with the maximum height requirements for accessory buildings for the applicable zoning district.

(c) All components of the solar energy system shall meet the setback requirements of the Zoning District.

(d) Solar energy systems shall not encroach upon drainage and utility easements.



(D) Screening. Solar energy systems shall be screened in accordance with the requirements of this chapter to the extent possible without affecting their function.

(E) Certification.

(1) Roof-Mounted:

(a) Prior to permit issuance, the property owner shall provide documentation from a licensed contractor, building inspector, or electrical engineer that, at a minimum, the following:

(i) Certification that the electrical wiring and solar energy system meets all applicable County and State electrical and building codes;

(ii) Certification that the building roof condition is adequate for, and structural integrity will not be compromised by, the solar energy system being installed.

(2) Ground-Mounted:

(a) Prior to permit issuance, the property owner shall provide documentation from a licensed contractor, building inspector, or electrical engineer that, at a minimum, the following:

(i) Certification that the electrical wiring and solar energy system meets all applicable County and State-adopted electrical and building codes;

(F) Abandonment. Any solar energy system which is inoperable for 12 successive months shall be deemed to be abandoned and shall be deemed a public nuisance. The owner shall remove the abandoned system at their expense after obtaining a demolition permit.

(G) Permit. A Land Use Permit shall be obtained for any solar energy system prior to installation.

(a) Permit Issuance shall be authorized by the Planning & Zoning Administrator or their designee, or at their discretion, may require approval by the Planning Commission.

(H) Height- Solar energy systems must meet the following height requirements:

(a) Roof-mounted solar energy systems shall not exceed the maximum allowed height in any zoning district.

(b) Ground-mounted solar energy systems shall not exceed 20 feet in height when oriented at maximum tilt.

(I) Location and Setbacks- Solar energy system must meet the accessory structure setback for the zoning district on which the system is located.

(a)Roof-mounted Solar Energy Systems- In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure. A Conditional Use Permit is required for any solar array that exceeds the square footage of the roof, in any Zoning District.

(b)Ground-mounted Solar Energy Systems- Ground-mounted solar energy systems may only be allowed on parcels ten acres in size and greater and may not extend into the side-yard or rear setback when oriented at minimum design tilt.

(J) Visibility- Solar energy systems shall be designed to blend into the architecture of the building or be screened from routine view from public right-of-ways other than alleys.

Effective Date: This ordinance amendment shall be in full force and effect from and after passage and publication according to state law.

Repeal: This ordinance shall repeal all ordinances inconsistent herewith.

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Andrew Rudlang, Mayor

ATTEST:

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Krista Okerman, City Clerk/Treasurer





AGENDA ITEM # 46

## REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty  
Date: August 29<sup>th</sup>, 2024  
Subject: Homework-Land Use Matrix A-D

**Report:** The Planning Commission received a portion of the Land Use Matrix (A-D) at the previous meeting, along with current definitions, and staff requested that each Commissioner fill in the Land Use Matrix with their recommendations of Allowed, Permitted, Conditional Use, Interim, Excluded, and Accessory Use for each district. Attached are the 3 completed assignments. As you can see, there are a few differing opinions.

**Requested Action:** Please review attached, and discuss differences and potential performance standards to reach a consensus for Council recommendation. If the Commission would like to table the item, please give staff further direction.

**§ 150.038 LAND USE MATRIX.**

(A) The land use matrix shown in the following table establishes the allowable, permitted, accessory, conditional, interim, and excluded uses within the city.

(B) All uses are considered prohibited unless specifically allowed in this code, even if they are not listed specifically under excluded uses.

(C) All accessory uses require a permit, unless otherwise indicated.

Use	AG	RR	R-1	R-2	RS	P	C-1	C-2	I-1	Accessory Use?	Performance Standards?
Abandoned building	E	E	E	E	E	E	E	E	E		
Abandoned motor vehicle	E	E	E	E	E	E	E	E	E		
Accessory structure	P	P	P	P	P	P	P	P	P		
Adult use	E	E	E	E	E	E	E	E	C		
Agricultural structure	A	E	E	E	E	E	E	E	E		
Airport	E	E	E	E	E	E	E	E	E		
Animals, domestic	A	A	A	A	E	E	A	A	A		
Animals, wild	E	E	E	E	E	E	E	E	E		
Animal clinic (veterinary)/kennels	C	E	E	E	E	E	C	P	E		
Animal grooming establishment	P	C	C	E	E	E	P	P	P		
Animal husbandry	A	A	E	E	E	E	E	E	E	N	y
Antenna	A	C	P	P	A	A	P	A	A		
Artist's studio	P	A	P	P	E	E	P	P	P		
Auto salvage yard	C	P	E	E	E	E	E	E	C		
Bank/credit union	E	E	E	E	E	E	C	P	E		
Banner	P	P	P	P	P	P	P	P	P		
Bed and breakfast	E	C	C	C	E	E	E	E	E		
Billboards	E	E	E	E	E	E	E	E	E		
Boat Access	E	E	E	E	E	E	E	E	E		
Boat house	E	E	E	E	E	E	E	E	E		
Brewery	E	E	E	E	E	E	A	A	E		
Brewery with taproom	E	E	E	E	E	E	A	A	A		
Brew Pub	E	E	E	E	E	E	P	P	E	N	y
Campground	C	E	E	E	E	C	E	C	E		
Camping	A/P	A/P	A/P	A/P	E	E	A/P	E	E		
Cemetery	C	E	E	E	E	P	E	E	E		
Church	C	C	C	C	E	E	C	P	E		
Commercial use (other, not classified)	E	E	E	E	E	E	C	C	P		
Community park	A	A	A	A	E	A	A	A	A		
Controlled access lot	E	E	E	E	E	E	E	E	E		
Conservation subdivision	P	P	E	E	P	E	E	E	E		
Conservation subdivision, shoreline	E	E	E	E	E	E	E	E	E		
Conventional subdivision	C	C	P	P	C	P	P	P	P		
Deck	P	P	P	P	E	P	P	P	P		
Dock	E	E	E	E	E	E	E	E	E		
Dwelling, Accessory Dwelling Unit	C	C	P	P	E	E	P	P	E	y	y
Dwelling, duplex	E	E	P	P	E	E	E	E	E		
Dwelling, guest quarters	P	P	P	P	E	E	P	P	E		
Dwelling, multi-family	E	E	C	C	E	E	C	E	E		
Dwelling, single family	P	P	P	P	E	E	E	E	E		
Dwelling, "shouse" "barndominium"	P	P	P/E	E	E	E	E	E	E	N	y
Dwelling, tiny home	E	E	P/E	P	E	E	E	E	E	N	y

Notes to table:

A - Allowed without a permit P - Permitted C - Conditional use  
I - Interim E - Excluded AC - Accessory use

Based on Lot size

Tier system for animal size and type

51% Commercial use  
49% Living quarters

51% Living quarters  
49% Storage

Based on lot size



**§ 150.038 LAND USE MATRIX.**

- (A) The land use matrix shown in the following table establishes the allowable, permitted, accessory, conditional, interim, and excluded uses within the city.
- (B) All uses are considered prohibited unless specifically allowed in this code, even if they are not listed specifically under excluded uses.
- (C) All accessory uses require a permit, unless otherwise indicated.

Use	AG	RR	R-1	R-2	RS	P	C-1	C-2	I-1	Accessory Use?	Performance Standards?
Abandoned building	E	E	E	E	E	E	E	E	E		
Abandoned motor vehicle	E	E	E	E	E	E	E	E	E		
Accessory structure	P	P	P	P	P	P	P	P	P		
Adult use	E	E	E	E	E	E	E	E	C		
Agricultural structure	A	E	E	E	E	E	E	E	E		
Airport	E	E	E	E	E	E	E	E	E		
Animals, domestic	A	A	A	A	E	E	A	A	A		
Animals, wild	E	E	E	E	E	E	E	E	E		
Animal clinic (veterinary)/kennels	C	E	E	E	E	E	C	P	E		
Animal grooming establishment	P	C	C	E	E	E	P	P	P		
Animal husbandry	A	A	C	E	E	E	E	E	E		
Antenna	A	C	P	P	A	A	P	A	A		
Artist's studio	P	A	P	P	E	E	P	P	P		
Auto salvage yard	C	P	E	E	E	E	C	P	E		
Bank/credit union	E	E	E	E	E	E	C	P	E		
Banner	P	P	P	P	P	P	P	P	P		
Bed and breakfast	E	C	C	C	E	E	E	E	E		
Billboards	E	E	E	E	E	E	E	E	E		
Boat Access	E	E	E	E	E	E	E	E	E		
Boat house	E	E	E	E	E	E	E	E	E		
Brewery	E	E	E	E	E	E	A	A	E		
Brewery with taproom	E	E	E	E	E	E	A	A	A		
Brew Pub	E	E	E	E	E	E	A	A	A		
Campground	C	E	E	E	E	C	E	C	E		
Camping	A/P	A/P	A/P	A/P	E	E	A/P	E	E		
Cemetery	C	E	E	E	E	P	E	E	E		
Church	C	C	C	C	E	E	C	P	E		
Commercial use (other, not classified)	E	E	E	E	E	E	C	C	P		
Community park	A	A	A	A	E	A	A	A	A		
Controlled access lot	E	E	E	E	E	E	E	E	E		
Conservation subdivision	P	P	E	E	P	E	E	E	E		
Conservation subdivision, shoreline	E	E	E	E	E	E	E	E	E		
Conventional subdivision	C	C	P	P	C	P	P	P	P		
Deck	P	P	P	P	E	P	P	P	P		
Dock	E	E	E	E	E	E	E	E	E		
Dwelling, Accessory Dwelling Unit	P	P	P	P	E	E	C	C	E		
Dwelling, duplex	E	C	C	P	E	E	E	E	E		
Dwelling, guest quarters	P	P	P	P	E	E	P	P	E		
Dwelling, multi-family	E	C	E	C	E	E	C	E	E		
Dwelling, single family	P	P	P	P	E	E	E	E	E		
Dwelling, "shouse" "barndominium"	P	P	P	P	E	E	E	E	E		
Dwelling, tiny home	P	P	P	P	E	E	E	E	E		

Notes to table:

A - Allowed without a permit P - Permitted C - Conditional use  
I - Interim E - Excluded AC - Accessory use

COULD BE?



**§ 150.038 LAND USE MATRIX.**

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Use	AG	RR	R-1	R-2	RS	P	C-1	C-2	I-1	Accessory Use?	Performance Standards?
Abandoned building	E	E	E	E	E	E	E	E	E		
Abandoned motor vehicle	E	E	E	E	E	E	E	E	E		
Accessory structure	P	P	P	P	P	P	P	P	P		
Adult use	E	E	E	E	E	E	E	E	C		
Agricultural structure	A	E	E	E	E	E	E	E	E		
Airport	E	E	E	E	E	E	E	E	E		
Animals, domestic	A	A	A	A	E	E	A	A	A		
Animals, wild	E	E	E	E	E	E	E	E	E		
Animal clinic (veterinary)/kennels	C	E	E	E	E	E	C	P	E		
Animal grooming establishment	P	C	C	E	E	E	P	P	P		
Animal husbandry	A	A	C	E	E	E	E	E	E		
Antenna	A	C	P	P	A	A	P	A	A		
Artist's studio	P	A	P	P	E	E	P	P	P		
Auto salvage yard	C	P	E	E	E	E	E	E	C		
Bank/credit union	E	E	E	E	E	E	C	P	E		
Banner	P	P	P	P	P	P	P	P	P		
Bed and breakfast	E	C	C	C	E	E	E	E	E		
Billboards	E	E	E	E	E	E	E	E	E		
Boat Access	E	E	E	E	E	E	E	E	E		
Boat house	E	E	E	E	E	E	E	E	E		
Brewery	E	E	E	E	E	E	A	A	E		
Brewery with taproom	E	E	E	E	E	E	A	A	A		
Brew Pub	E	E	E	E	E	E	A	A	A		
Campground	C	E	E	E	E	C	E	C	E		
Camping	A/P	A/P	A/P	A/P	E	E	A/P	E	E		
Cemetery	C	E	E	E	E	P	E	E	E		
Church	C	C	C	C	E	E	C	P	E		
Commercial use (other, not classified)	E	E	E	E	E	E	C	C	P		
Community park	A	A	A	A	E	A	A	A	A		
Controlled access lot	E	E	E	E	E	E	E	E	E		
Conservation subdivision	P	P	E	E	P	E	E	E	E		
Conservation subdivision, shoreline	E	E	E	E	E	E	E	E	E		
Conventional subdivision	C	C	P	P	C	P	P	P	P		
Deck	P	P	P	P	E	P	P	P	P		
Dock	E	E	E	E	E	E	E	E	E		
Dwelling, Accessory Dwelling Unit	P	P	P	P	E	E	AC	AC	E		
Dwelling, duplex	E	C	C	P	E	E	E	E	E		
Dwelling, guest quarters	P	P	P	P	E	E	P	P	E		
Dwelling, multi-family	E	C	E	C	E	E	C	E	E		
Dwelling, single family	P	P	P	P	E	E	E	E	E		
Dwelling, "shouse" "barndominium"	P	P	P	P	E	E	E	E	E		
Dwelling, tiny home	E	E	E	E	E	E	E	E	E		

Notes to table:

A - Allowed without a permit P - Permitted C - Conditional use  
I - Interim E - Excluded AC - Accessory use

Interim Use

>

## Cassandra Delougherty

**From:** Katie Kostohryz <Katie.Kostohryz@sourcewell-mn.gov>  
**Sent:** Friday, August 23, 2024 11:29 AM  
**To:** Cassandra Delougherty; 'Krista Okerman'  
**Subject:** Upper Level dwellings and Animals

Good afternoon,

I looked around for ideas and language for updating the Ordinance to allow living quarters above a commercial business. It is an option to amend C-1 to a Multi-use district or add the Multi-use district zoning. It could be as simple as adding a definition and the allowed use in the land use table by either a Permit or CUP or Both in both Commercial districts?

Here is what the City of **Nisswa** has. I believe it used to be a permitted use, but now it looks like a CUP in all commercial-type districts.

Table 20-01 Land Use Chart						
Use	OSR	SR/LR	UR	CW	CB	HB
Dwelling, multifamily	C	C	C			
Dwelling, single-family homes	P/C	P/C	P/C	C		
Dwelling, triplex and quad residential in PUD		C	C	C		C
Dwelling unit above commercial use				C	C	C

In **Crosby**, this is their definition: **DWELLING, UPPER LEVEL**. A residential unit or units located on the second floor or higher above a commercial use. It is a permitted use in their B-1 Central Business District.

Land Use Classification Chart								
Use	District							
	R	R-1	R-2	R-3	B-1 CBD	B-2 High	I	P
Dwelling, multi-family			C	C		C		
Dwelling, single-family		P	P	C		P	C	
Dwelling, triplex or quad			P	C				
Dwelling, upper level					P			

In **Pequot Lakes**, they have a Transition Residential District. Their intent for this district is “To provide a residential zoning classification that serves as a medium-density buffer between areas of higher-density and areas of lower-density.” In the scenario where someone would like to add an upper-level dwelling to a commercial building, it is a permitted use and labeled “Dwelling, Apartment” in their Land Use table.

For Animals:



The definition of animal Husbandry is pretty specific: “The practice of raising, selective breeding, farming, or care of common farm animals such as cattle, horses, hogs, sheep, goats, poultry, and rabbits by humans for advantages.” This is selective and usually produces revenue for the farmer's livelihood.

I have seen a lot of consistency with the units below that came from the state, and this is what you also have. I again looked at the matrix from Greenfield City and how they list the allowance and standards specific to the acreage. This can be a nice way to organize animal units and residential neighborhoods. This is in accordance with your comprehensive plan for residential neighborhoods as well and could be a good option to look at when updating the tables.

**Animal Units:**

One (1) slaughter weight steer or heifer	1
One (1) mature dairy cow or horse	1.4
One (1) miniature horse	0.35
One (1) swine	0.4
One (1) sheep	0.1
One (1) goose	0.1
One (1) duck	0.05
One (1) turkey	0.18
One (1) chicken	0.1
One (1) goat	0.1

Please let me know if this is what you were looking for and if you would like me to look at anything else!

**Thank you,**

**Katie Kostohryz** | Community Development Administrator

Office: 218-541-5510

Cell: 320-232-3660

Website: [sourcewell-mn.gov](http://sourcewell-mn.gov)



**11-26-4: FARM ANIMALS:**

OTSEGO, MINNESOTA

A. The keeping and maintaining of farm animals, including livestock and horses, shall be an allowed use within the A-1 Zoning District and on sites qualifying as farms in all other zoning districts.

B. The keeping and maintaining of farm animals, including livestock and horses, shall be allowed by administrative permit in the A-2 District and by conditional use permit in the R-C Zoning District, provided:

1. The applicable provisions of subsection 11-4-2F or 11-8-2D of this title are considered and determined to be satisfied.

2. The minimum lot size upon which animals are to be located shall be two and one-half ( $2\frac{1}{2}$ ) acres. (Prior Code § 20-26-4)

3. Farm animals may not be confined in a pen, feedlot, or building within two hundred feet (200') of any residential district, other than an R-C District, or property line not owned or leased by the operator. (Prior Code § 20-26-4; amd. 2018 Code)

4. The keeping and care of animals is provided as regulated by this Code.

5. The density per acre of farm animals specifically allowed must not exceed the maximum densities as specified below unless permitted by a conditional use permit:

Animals	Number Per Acre
Cattle, horses, mules, donkeys	1
Chickens, rabbits, guinea pigs, hamster, pigeons	50
Goats, sheep	5
Swine	10
Turkeys, ducks, geese	25

6. A shelter or stabling facility shall provide a minimum of one hundred (100) square feet per acre of enclosed area per animal, or fractions thereof, as based upon the number of animals per acre listed above (example: 100 square feet divided by 5 goats per acre = 20 square feet of enclosed area per goat).

C. Manure application and stockpiling activities shall comply with the provisions of section 11-27-10 of this title.

D. No manure or waste shall be deposited, stored, kept, or allowed to remain in or upon any site without reasonable safeguards adequate to prevent the escape or movement of such manure, waste, or a solution thereof from the site which may result in pollution of any public waters or any health hazard.

E. All regulations imposed by the Minnesota Pollution Control Agency relating to the keeping of farm animals shall be adhered to and animal feedlots shall comply with the applicable provisions of chapter 27 of this title.

F. The keeping and maintaining of horses shall be allowed by interim use permit in the R-1 and R-2 Zoning Districts, provided:

1. The provisions of chapter 5 of this title are considered and determined to be satisfied.

2. The lot lies within the City's rural service area, the boundaries of which are defined within the City Comprehensive Plan.

3. The minimum lot size upon which the horses are to be located shall be two and one-half (2.5) acres.
  4. The horses are not confined in a pen, feedlot, or building within two hundred feet (200') of any R-3 Residential District property line not owned or leased by the operator.
  5. The keeping and care of horses is provided as regulated by this Code.
  6. The density of horses does not exceed one horse per acre.
  7. A shelter or stabling facility shall provide a minimum of one hundred (100) square feet of enclosed area per horse.
- G. The keeping and maintaining of chickens, pheasants, doves, pigeons and similar small fowl shall be allowed in all residential districts by issuance of a fowl keeping license, subject to compliance with the following standards:
1. The number of fowl allowed per property shall be equivalent to 0.1 animal unit per acre.
  2. The keeping of roosters, male peacocks and water fowl shall be prohibited.
  3. The fowl must be housed within an enclosed accessory building and fenced outdoor yard that conforms to the accessory building provisions applicable to the district in which they are kept.
  4. The accessory building containing the fowl must be within a rear yard and shall be subject to the required setbacks for principal buildings within the respective zoning district with the additional stipulation that the side yard setbacks must be double those required for principal buildings.
  5. The keeping and care of such fowl is provided as regulated by this Code.
  6. The owner/keeper of the fowl shall control the animal manure and dispose of it properly.
  7. If eggs are harvested, they shall not be offered for sale from the premises.
  8. The fowl keeping license shall apply only to the named applicant, shall not run with the land, and may not be transferred. It shall automatically terminate upon the vacation of the property by the applicant.
  9. The fee for the fowl keeping license shall be as set forth by section 3-1-2 of this Code. (Prior Code § 20-26-4)



# HORSES AND FARM ANIMALS

Planning & Zoning Department: 952-249-4620 or [planning@oronomn.gov](mailto:planning@oronomn.gov)

Planning-related documents may be found at:

<https://www.oronomn.gov/473/Planning-Related-Documents>

City of Orono website: <https://www.oronomn.gov>

## HORSES AND FARM ANIMALS

The keeping of farm animals and horses by residents for non-commercial purposes is permitted as an accessory use in the RR-1A and RR-1B rural residential zones. In all other residential zoning districts, a conditional use permit is required. An **animal unit** is defined as one cow or steer; one horse, donkey, alpaca, or llama; two pigs; three sheep or goats; or 25 fowl.

## MINIMUM ACREAGE REQUIREMENTS FOR FARM ANIMALS (OTHER THAN HORSES)

The keeping of one *animal unit* requires a minimum of one acre of land for the home plus one additional acre of land for the animal unit. Each additional *animal unit* requires one additional acre of dry, buildable land. Wetlands and wetland buffers cannot be used. A minimum of two acres is required for the keeping of farm animals, other than horses.

## MINIMUM ACREAGE REQUIREMENTS FOR HORSES - PASTURE REQUIREMENTS

The keeping of one horse requires one acre of land for the home plus two acres of dry, upland pasture. Each additional horse requires one additional acre of pasture. Wetlands and wetland buffers cannot be considered pasture. A minimum of three acres is required to have the first horse.

## FENCING

Grazing animals must be fenced out of septic system drainfields, wetlands, wetland buffers, lakeshore setbacks, and tributary setbacks.

A board rail fence within a front, street, or side street yard for the specific purpose of enclosing horses may have a top rail height of 60 inches if it is no more than 50 percent opaque. Further Information on fences can be found in City Code Section [78-1405\(9\)](#) or on the planning-related documents [webpage](#).

## BUILDINGS

Structures and buildings housing farm animals must be situated at least 75 feet from any property line and 150 feet from dwellings on adjacent properties.

## APIARIES: KEEPING OF HONEYBEES

The keeping of honeybees is permitted as an accessory use within the RR-1A, RR-1B, LR-1A, LR-1B, and LR-1C districts when the following conditions are met:

1. The property contains a minimum of two acres in land area;
2. No more than six hives are placed per acre; and
3. All structures for the keeping of bees conform to the accessory structure setbacks for the appropriate zoning district.

## FOR MORE INFORMATION

[Additional Planning information sheets](#) as well as the [zoning map](#) can be viewed on the City's website, <https://www.oronomn.gov/> or at City Hall. For other information contact the Planning and Zoning Department at 952-249-4620 or by emailing [planning@oronomn.gov](mailto:planning@oronomn.gov).

Last Updated: January 2024

*Note: This is an information sheet only, every effort has been made to ensure the accuracy of the information contained herein; however, if any information is not consistent with provisions of the City Code, the Code provisions will prevail.*



# ARTICLE V. –

## FARM ANIMALS

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Footnotes:

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**Editor's note**—Ord. No. 13, Second Series, adopted Oct. 7, 2009, repealed the former Art. V, §§ 10-150—10-154, § 10-154.5, §§ 10-155—10-157, § 10-157.5, § 10-158, and enacted a new Art. V as set out herein. The former Art. pertained to farm animals and derived from Ord. No. 115b, §§ 1—8, § 10, 11-1-2006; Ord. No. 115c, §§ 1—9, § 11, 4-16-2008.

### **Sec. 10-150. - Definitions.**

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Adult horse* means a horse which is six or more months of age.

*Animals, domestic farm* means cattle, horses, hogs, sheep, goats, chickens, and other animals commonly kept on farms, or kept for commercial food production purposes.

*Animals, non-domestic* means animals considered to be indigenous naturally wild or exotic and not naturally trained or domesticated.

*Animal shelter* means a structure for which the primary purpose is the housing of domestic farm animals.

*Bovine* means bovids including cows and bison.

*Class I horse operation* means the keeping of one to four adult horses at any time during a calendar year.

*Class II horse operation* means the keeping of five to ten adult horses at any time during a calendar year.

*Class III horse operation* means the keeping of 11 plus adult horses at any time during a calendar year.

*Contiguous* means sharing an edge or boundary; neighboring; adjacent. Parcels which are separated by a right-of-way, easement, or railroad right-of-way, are considered contiguous for the purpose of this article.

*Equine* means (as defined by the Minnesota Department of Agriculture), pertaining to, or resembling a horse, including donkeys and mules.

*Fowl* means birds that are barnyard, domesticated or wild, such as chickens, ducks, geese, and turkey.

*Manure storage area* means an area where animal manure or process wastewaters are stored or processed.

*Nuisance* means a nuisance that unreasonably interferes with a right that is common to the general public.

*Owner* means any person or persons, corporation, firm, or association owning, keeping, or harboring an animal regulated by this article.

*Paddock* means an enclosed area used specifically for pasturing or controlling animals.

*Parcel of land* means, for the purposes of this article, a parcel of land is any parcel of land as charged on the county or all adjoining county auditor's tax lists. This includes any fenced contiguous owned, contiguous leased, contiguous rented, or otherwise controlled areas of land that may be used to calculate the maximum number of animals that may be kept on a parcel of land within the city for the issuance of an interim use permit (IUP). A contiguous parcel of land may be used in the calculation if the applicant's period of control is concurrent with the term of the IUP.

*Pasture land* means land with vegetation coverage used for grazing livestock. Pasture growth can consist of grasses, shrubs, deciduous trees or a mixture, not including wetlands.



*Platted subdivision* means an area of land separated into two or more parcels, tracts, or lots by a drawing or map filed of record pursuant to Minn. Stats. ch. 505, as amended or renumbered from time to time.

*Youth development organizations* means a youth organization in which young people in grades kindergarten through one year past high school graduation learn together in various projects, events, and activities under the guidance of professional leadership.

(Ord. No. 13, Second Series, 10-7-2009)

**Sec. 10-151. - Interim use permit (IUP) and acreage requirements for domestic farm animals; nondomestic animals prohibited.**

- (a) Nondomestic animals are not allowed to be kept within the city.
- (b) An IUP is required for the keeping of domestic farm animals as regulated by this article in the city. The procedure for the issuance of an IUP will be in accordance with the City Code.
- (c) No animal regulated by this article can be kept on a parcel of land located within a platted subdivision or on any parcel of land of less than three acres. Provided further, that if 80 percent of the lots within a platted subdivision are larger than three acres, an IUP for keeping a regulated animal may be issued for any of those lots larger than three acres.
- (d) Upon the transfer of the title of a parcel for which parcel an IUP is in effect on the effective date of this article, the new owner may apply for an IUP for the keeping of such animals if the existing permit is in effect and in good standing at the time the title to the property is transferred.
- (e) Meeting the acreage requirements set out in this section does not in and of itself entitle an applicant to an IUP.
- (f) IUPs in existence on the effective date of this article for parcels not in compliance with these acreage requirements will be allowed to continue but only as legal, nonconforming uses.
- (g) It is a requirement for all IUPs issued under this article that a minimum of one fenced acre of pasture land plus any indicated fraction thereof must be provided for each animal unit described below as the animal equivalent for the animal to be kept pursuant to the IUP.
- (h) The following equivalents will apply when determining the animal units defined below:

Animal	Animal Units Per Acre
1 swine	0.4
1 goose or duck	0.2
1 goat or sheep	0.5
1 turkey	0.10
1 bovine	1.4
1 equine	1.0
1 chicken or pheasant/quail	0.01
1 emu or ostrich	1.0
1 alpaca or llama	1.0

(i) Animals may graze within shoreland and bluff impact zones provided permanent vegetation is maintained and a plan has been submitted that is consistent with the technical guides of the Anoka Conservation District.

(j) *Exceptions.*

(1) Youth development organizations may apply for an IUP in accordance with section 10.157. The IUP shall cover individual groups and members of the youth development organization; IUP application fees shall be waived. The IUP shall expire five years from the approval date at which time the organization must reapply for the IUP. In conjunction with the organization's approved IUP, individual members shall comply with the following:

- a. Each member of the organization must complete a youth development project permit application prior to farm animals being kept on the property. The permit will be reviewed by city staff within two weeks of submittal of a completed application.
- b. It is a requirement for all permittees to have a minimum of one acre of pasture land to accommodate the farm animals.
- c. Permittee must comply with all other farm animal regulations set forth in the code.
- d. Approved farm animals must be removed from the property within 30 days of the expiration of the permit.
- e. In the event a permittee would like to keep the farm animals after the expiration of the project permit, an individual IUP must be applied for and approved. The permittee must meet requirements of the code.

(2) Domestic farm animals with an animal unit of 0.01 or less per acre are permitted without an IUP with the following conditions:

- a. A maximum of ten animals may be kept on a parcel with a minimum of one acre of pasture land without an IUP so long as all other requirements set forth in the code are met.
- b. The keeping of 20 plus animals requires an IUP and must meet all requirements set forth in the code, including acreage.

(3) The use of the property shall be single-family residential;

a. The property shall contain one detached single-family structure. Chickens shall not be permitted on vacant properties or those containing multi-family residential buildings including duplexes, townhomes and apartments;

b. Chickens shall not be kept inside the principal structure;

c. No person shall slaughter chickens on-site except when in an area of the property not visible to the public or adjoining properties;

d. Chicken coops and attached exercise pens shall be provided for all chickens;

e. Coops and pens shall be fully enclosed and constructed of durable weather resistant materials;

f. The floor area of the coop shall be a minimum of two sq. ft. in area per chicken;

g. The floor area of the attached pen shall be a minimum of six sq. ft. in area per chicken;

h. Coops and pens shall meet all setback requirements required of accessory structures;

i. Coops and pens shall be located in rear yards only;

j. Coops larger than 200 sq. ft. in area shall meet all accessory structure requirements of the City Code including those pertaining to location, size, number, height, use and design;

k. Chickens shall be kept in coops and/or pens at all times unless in fully fenced-in back yards while under supervision;

l. All food stored for chickens shall be kept in rodent proof containers stored inside coops or other buildings. All premises in which chickens are kept or maintained, including coops and pens, shall be kept reasonably clean from filth, garbage and any substances which attract rodents. All feces shall be collected and properly disposed of on a regular basis;

m. Chickens shall not be kept in such a manner as to constitute a public nuisance as defined by the City Code of City of East Bethel;

- n. The city may enter and inspect any property, including the coop and back yard, at any reasonable time for the purpose of investigating either an actual or suspected violation or to ascertain compliance or noncompliance with the certificate of compliance and the City Code;
- o. No more than six chickens can be kept on lots between one-half acre and three acres in size;
- p. No roosters shall be allowed on lots between one-half acre and three acres in size;
- q. No chickens will be permitted on lots less one-half acres
- r. An interim use permit would be required for this use unless the property complies with section 10-151(j)(2);
- s. All chickens shall be of the subspecies *Gallus gallus domesticus* and tolerant of local climate conditions.
- (Ord. No. 13, Second Series, 10-7-2009; Ord. No. 49, Third Series, 5-20-2015)

**Sec. 10-152. - Domestic farm animal shelter setbacks, paddocks, and pasture land.**

- (a) Domestic animal shelters are considered an accessory structure and must comply with the accessory structure regulations set forth in appendix A of this Code.
- (b) Domestic farm animal shelters and pasture land must meet the requirements of this section.
- (c) *Setbacks.* All newly constructed domestic farm animal shelters, pasture land, and manure stockpiles shall be set back as follows:

	<i>Natural/Manmade Features</i>	<i>Horizontal Setbacks</i>
(1)	Property line	<ul style="list-style-type: none"> <li>Fenced pasture land: 5 feet</li> </ul>
		<ul style="list-style-type: none"> <li>Shelters: 50 feet</li> </ul>
		<ul style="list-style-type: none"> <li>Manure stockpiles: 50 feet</li> </ul>
		<ul style="list-style-type: none"> <li>Fenced pasture land: 50 feet</li> </ul>
(2)	Existing wells	<ul style="list-style-type: none"> <li>Shelters: 50 feet</li> </ul>
		<ul style="list-style-type: none"> <li>Manure stockpiles: 100 feet</li> </ul>
(3)	Ordinary high water level of a stream, river, pond, storm water retention pond, lake	70 feet
(4)	Residential structure	75 feet

(Ord. No. 13, Second Series, 10-7-2009)

**Sec. 10-153. - Manure, rodent, and insect management.**



- (a) Manure must be handled or treated in such a manner as to not create a public and/or private nuisance.
- (b) Paddocks or similar enclosures must be maintained in a manner that minimizes concentrations of breeding insects and rodents.
- (c) Manure must not be left on any public way.
- (d) Stockpiling of manure requires a manure management plan that meets requirements set by the Minnesota Pollution Control Agency.
- (e) The room or area of an animal shelter where feed is stored must be reasonably secure from rodents, pests, and the animals kept in the shelter, to the extent practicable.

(Ord. No. 13, Second Series, 10-7-2009)

#### **Sec. 10-154. - Care and maintenance of animals.**

No animal regulated under this article shall be treated cruelly or inhumanely by any person or in violation of any provision of Minn. Stats. ch. 343, as amended and/or renumbered from time to time.

(Ord. No. 13, Second Series, 10-7-2009)

#### **Sec. 10-154.5. - Animal health and animal shelter regulations.**

It is the purpose of this section to insure the health and safety of domestic farm animals in the city by establishing regulations governing animal shelters, corrals, paddocks, and the keeping of such animals in the city.

- (1) All newly constructed animal shelters must meet or exceed all requirements of municipal, county, and state building and fire codes.
- (2) The following apply to all regulated domestic farm animals:
  - a. All animals must be maintained to standards of health specific to the breed.
  - b. All animals must have access to potable water.
  - c. Veterinary records for each animal must be disclosed upon request of the city's designated inspector.
  - d. Animal shelters must be kept in a sanitary manner, free of the odor of ammonia, to the extent practicable.
  - e. A consistent and adequate food and water supply must be available to all animals.
  - f. Fencing must be kept in a manner consistent with Minn. Stats. §§ 344.01—344.20, as amended and renumbered from time to time.
  - g. All domestic farm animals must have access to a shelter.
- (3) Class II and class III horse operations in the city must also comply with the following additional requirements:
  - a. Class II and class III horse operations in the city will be inspected and evaluated annually as a requirement of the IUP for conformance with all applicable regulations. The costs of such inspection and evaluation must be paid by the holder of the permit as part of the annual permit fee. Nonpayment of such costs will be grounds for termination of the permit. In addition to a class III horse operation, an inspection by a doctor of veterinary medicine licensed to practice in Minnesota must accompany the city's inspector on all inspections. Failure to provide access for inspection will be grounds for termination of the IUP.
  - b. Stall doors must be in good repair and easily opened and closed.
  - c. An evacuation plan for humans and animals must be displayed in all animal shelters.
  - d. Grain and hay dust must be minimized to the extent practicable.
  - e. Aisles must be kept free of debris and impediments to movement by humans and animals.
  - f. There must not be any protruding objects in any animal shelter which could cause injury to humans or animals.
  - g. Drainage must be adequate to prevent accumulations of water to facilitate cleaning of animal shelters and paddock areas.
  - h. Animal bedding must be clean and of a material customarily used for animal bedding purposes.

- i. Lights and windows must be animal proofed to prevent breakage, to the extent practicable.
- j. Grain and forage must be free from mold and miscellaneous debris, to the extent practicable.
- (4) The city's designated inspector and any peace officers of the state and all other personnel under the direction and control of the city whom the inspector believes necessary must be allowed access for inspection purposes on any parcel with an approved IUP upon 12-hours' notice. An application for an IUP under this article will be deemed the consent of the owner of the property to such inspections.
- (5) IUPs not in compliance with this article will be cited accordingly but may be granted time, at the city inspector's discretion, to come into compliance with the requirements of this section. In the event an extension of time is granted, a plan to implement the noncompliant requirements by an agreed upon date must be signed by the parties and filed at city hall. The plan must include clearly defined steps for coming into compliance, each of which must be completed by a specific date. Failure to complete the agreed upon steps by the specified dates will be grounds for termination of the IUP. In no case, however, may an extension exceed 75 days from the date of inspection, and only one extension can be granted.

(Ord. No. 13, Second Series, 10-7-2009)

#### **Sec. 10-155. - Running at large.**

- (a) No person, firm, or corporation will permit any animal regulated under this article to run at large within the city. Any such animal will be deemed to be "at large" when it is off the premises owned or rented by its owner and unattended by the owner or any agent or employee of the owner.
- (b) The animal control authority, any peace officer of the state, and any other personnel under the direction and control of the city, or any agent of the city, may impound any such animal found at large as regulated by Minn. Stats. § 374.14.

(Ord. No. 13, Second Series, 10-7-2009)

#### **Sec. 10-156. - Riding.**

- (a) No person may ride or drive an animal regulated under this article after sunset and before sunrise along or crossing a public way without appropriate lighting or reflectorized clothing.
- (b) No person may ride an animal regulated under this article in any public park or on any public beach, except in areas duly designated by the city park committee as a trail way or hitching area.
- (c) Every person riding an animal regulated under this article, or driving a vehicle powered by an animal regulated under this article, upon a public way, will be subject to those provisions of city articles and Minnesota Statutes applicable to the driver of a motor vehicle.
- (d) No animal regulated under this article may be ridden or driven in any manner which would cause damage to any hard-surfaced road.
- (e) No person may ride any animal regulated under this article upon private property without the permission of the owner or occupant thereof.
- (f) No person may interfere with any animal regulated under this article that is being ridden or kept in a lawful manner.

(Ord. No. 13, Second Series, 10-7-2009)

#### **Sec. 10-157. - Interim use permit required.**

The keeping of animals regulated under this article will be allowed only after issuance by the city of an IUP for such keeping. The procedure for an IUP will be in accordance with the city's zoning ordinance, set forth in appendix A to this Code. The required public hearing will be before the planning commission. The final decision on the IUP will be made by the city council not earlier than seven days after the public hearing.

(Ord. No. 13, Second Series, 10-7-2009)

#### **Sec. 10-157.5. - Severability and conflict.**

- (a) *Severability.* If any section, subsection, sentence, clause, or phrase of this article, or its application to any person or circumstance is held invalid by the decision of any court of competent jurisdiction, the remainder of this article, or the application of the particular provision to other persons or circumstances is in effect and shall remain in full force and effect.



(b) *Conflict.* If any portion of this article is found to be in conflict with any other provision of any zoning, building, fire, safety, or health ordinance of the City Code, the provision which establishes the higher standard shall prevail.

(Ord. No. 13, Second Series, 10-7-2009)

**Sec. 10-158. - Penalty.**

Any person, firm or corporation violating the provisions of this article will be guilty of a misdemeanor and may be punished with a maximum fine of \$1,000.00 or 90 days in jail or both.

(Ord. No. 13, Second Series, 10-7-2009)



# SCOTT COUNTY ZONING ADMINISTRATION DEPARTMENT

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220  
(952) 496-8653 • Fax (952) 496-8496 • Web <http://www.scottcountymn.gov>

## ANIMAL UNITS PERMITTED

Animal units permitted in the following zoning districts of the Scott County townships:

A-1	Yes	TR	Yes	C-1	Yes
A-2	Yes	TR-C	Yes on 10 acres or more	RBR	Yes
A-3	Yes	RR-1	Yes	I-1	Yes
UER	Yes	RR-1C	Yes on 10 acres or more	I-2	Yes
UER-C	Yes on 10 acres or more	RR-2	Yes on 10 acres or more		
UBR	Yes	RR-3	No		

The property shall have a minimum of two (2) productive acres for the first animal unit and one (1) productive acre for each additional animal unit. (Except as allowed under section 9-2-3 of the Scott County Zoning Ordinance).

**Productive acre:** An area of land used for Crop Production or Pasturing, measured in acres. Lawns and other landscaped areas may be included as Productive Acreage provided they will be used for Crop Production or Pasturing purposes, as attested to in an affidavit signed by the applicant. Lands that are not currently used for Pasturing may be included as Productive Acreage provide: a) the minimum living and residual vegetative cover requirements under the Pasturing definition is maintained, and b) the land is not enrolled in a conservation program that prohibits it from being used for cropping, grazing and/or animal waste disposal. Wetlands and areas being grazed but which do not meet the minimum living and residential vegetative cover requirements for the Pasturing definition (i.e. feedlots) shall not qualify as Productive Acreage.

**Animal unit:** A unit of measure used to compare differences in the production of animal wastes which has a standard amount of waste produced on a regular basis. To determine the animal unit measure for any animal not specified below, divide the average adult weight by one-thousand (1,000).

For the purpose of this Ordinance, the following equivalents apply:

	Animal Unit	No. of Animals Per Acre	Equivalent Animal Units (AU)	
			250 AU's	500 AU's
(1) Slaughter Steer or Heifer	1.0	1.0	250	500
(1) Cow and Calf Pair	1.2	.8	208	417
Mature Dairy Cow				
(1) Over 1,000 lbs.	1.4	.7	179	357
(1) Under 1,000 lbs.	1.0	1.0	250	500
Swine				
(1) Over 300 lbs.	.4	2.5	625	1,250
(1) Between 55-300 lbs.	.3	3.3	833	1,667
(1) Under 55 lbs.	.05	20.0	5,000	10,000
(1) Sheep or lamb	.1	10	2500	5000
(1) Duck	.01	100.0	25,000	50,000
Turkey				
(1) Over 5 lbs.	.018	55.6	13,889	27,779
(1) Under 5 lbs.	.005	200.0	50,000	100,000
Chickens (Dry Manure)				
(1) Over 5 lbs.	.005	200.0	50,000	100,000
(1) Under 5 lbs.	.003	333.3	83,333	166,667
(1) Chicken (Liquid Manure)	.033	30.3	7,576	15,152
(1) Horse	1.0	1.0	250	500
(1) Goat	.15	6.7	1667	3333
(1) Llama	.35	2.9	714	1429
(1) Alpaca	.20	5.0	1250	2500
(1) Mini Horse	.25	4.0	1000	2000
(1) Mini Donkey	.35	2.9	714	1429
(1) Potbelly Pig	.15	6.7	1667	3333

\* The information presented on this sheet is a summary of the uses and performance standards as set forth in the Scott County Zoning Ordinance and is for informational purposes only. The official zoning regulations can be found within Scott County Zoning Ordinance No. 3 by contacting Scott Zoning Administration or on the Scott County Web-site at <http://www.scottcountymn.gov> using the following link:

Zoning Ordinance: <https://scottcountymn.gov/381/County-Ordinances> then select No. 3 Zoning Ordinance

### **Animal Units Allowed on Small Lots.**

1205.1 In the S Shoreland, and R Residential districts, the following standards shall apply:


- a. On lots that are sized five (5) acres or less, only animals typically considered house pets are permitted. No agricultural animals are allowed.
- b. On lots sized larger than five (5) acres, but less than ten (10) acres, in addition to animals typically considered house pets, a property owner shall also be permitted to have agricultural animals, but in densities not to exceed more than one and one-half (1.5) animal units.
- c. On lots sized ten (10) acres or larger, in addition to animals typically considered house pets, a property owner shall be permitted to have agricultural animals, but in densities not to exceed two (2) animal units.

1205.2 In UF Urban Fringe and RR Rural Residential the following standards shall apply:

- a. Not more than 0.3 animal units shall be allowed on parcels two-and-a-half (2.5) acres in size or smaller.
- b. Not more than 1.5 animal units shall be allowed on parcels greater than two-and-a-half (2.5) acres and less than five (5) acres in size.
- c. On parcels sized five (5) acres up to ten (10) acres, two (2) animal units shall be permitted.
- d. For parcels sized larger than ten (10) acres but less than twenty (20) acres, one (1) animal unit per acre shall be permitted. Owners of these lots shall observe the good neighbor policy by having and maintaining an on-site manure management plan.


1205.3 In the AG Agricultural District, the following standards shall apply:

- a. On parcels up to 2.5 acres not more than 0.3 animal units shall be allowed.
- b. On parcels 2.6 to 4.99 acres not more than one and a half (1.5) animal units shall be allowed.
- c. On parcels 5 to 10 acres, two (2) animal units plus 0.5 animal unit for each additional acre owned above five (5) acres, maximum of four animal units.
- d. On parcels 10.1 to 19.99 acres, one (1) animal unit per acre shall be permitted. Owners of these lots shall observe the good neighbor policy by having and maintaining and on-site manure management plan.

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## FARM ANIMALS AND NON-TRADITIONAL

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[Public Services](#)

[Our Government](#)

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[Municipal Code  
with Adopted  
Ordinances  
and  
Amendments](#)

Any person keeping a farm animal or non-traditional farm animal within the City of Corcoran must adhere to the requirements at a minimum. A minimum of 2 acres is required to allow one animal unit equivalent to be kept. For each additional whole acre over 3 acres, one additional animal unit equivalent is permitted. There are no animal restrictions on parcels greater than 30 acres.

### *How many chickens can I have?*

(How to calculate the number of animals allowed on your property.)

1. Start by determining the **Animal Units Allowed** based on your property size in the table located in Title VIII: 81-9 – 81-13. (If your property is less than



Proposed  
Ordinances

3 acres use the table located in section 81.10; 1.

Abandoned  
and Junk  
Vehicles

2. In the same table, determine type of animal and its **Unit Equivalent**.  
(example: a chicken has a unit equivalent of .033)
3. Complete calculation: **Animal Units Allowed / Unit Equivalent = Number of animals allowed**. (always round down to a whole number)

Dogs

**Example:** I would like to have chickens; my property size is 1.7 acres.

Grading and  
Filling

Per the table in section 81.10, a total of .85 animal units are allowed. A chicken's unit equivalent is .033.

Home  
Occupations  
(Home-based  
Business)

**.85 / .033 = 25.75. (rounded down) A total of 25 chickens would be allowed.**

Must have a minimum of 1/2 acre to have any farm or non-traditional farm animal

Council

Adopted Ordinances - Title VIII: 81-6, 81.10 for detailed information and requirements.

Commissions

**Municipal Codes**

Elections

Fees and  
Financials

Public Notices

Public  
Participation/Open  
Forum

How do I?



8200 County Road 116  
Corcoran, MN 55340



AGENDA ITEM # 5a

## REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty  
Date: August 29<sup>th</sup>, 2024  
Subject: Homework-Land Use Matrix E-N

**Report:** The Planning Commission received a portion of the Land Use Matrix (A-D) at the previous meeting, along with current definitions, and staff requested that each Commissioner fill in the Land Use Matrix with their recommendations of Allowed, Permitted, Conditional Use, Interim, Excluded, and Accessory Use for each district.

Please review the Land Use Matrix (E-N) and make changes to our current matrix, if necessary. Also attached are our current definitions for E-N.

**Requested Action:** Please review the attached portion of the Land Use Matrix, and provide recommendations regarding uses and districts to staff within the next two weeks. Once staff have received each Commissioner's recommendations, staff will incorporate the information into the new format of the Land Use/Accessory Use Matrix. If the Commission have differing opinions of uses and districts, staff will present the findings for full Commission discussion and consensus recommendation.

[illegible]



**CONTROLLED ACCESS LOT.** Any lot which is designated for the exclusive use by non-riparian landowners within a subdivision as a means to gain access to a lake, river, or stream.

**COUNCIL.** The City Council, as established by state law.

**CRAWL SPACE.** The space below the first story of a structure not more than four feet high and not intended for human habitation.

**CUL-DE-SAC.** A short local street terminating in a vehicular turnaround.

**DBH.** Diameter at breast height. The width of a tree or shrub as measured at four and one-half feet above the ground surface.

**DECK.** An uncovered, unscreened structure or on-grade patio not including on-grade walks four feet wide or less.

**DOCK.** A platform extending waterward from the shoreline intended for ingress and egress for moored watercraft or to provide access to water for swimming, fishing, or other water-orientated activities.

**DORMITORY.** A building, or portion thereof, providing group sleeping accommodations in one room, with shared bath and toilet facilities.

**DUPLEX, TRIPLEX, or QUAD.** A structure on a single lot having two, three, or four dwelling units respectively being attached by common walls, and each being equipped with separate sleeping, cooking, eating, living, and sanitation facilities.

**DWELLING, GUEST QUARTERS.** A structure, not for sale or lease, used as a dwelling unit that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling on the lot. Any accessory structure with kitchen or bathroom facilities shall be considered a **DWELLING, GUEST QUARTERS**.

**DWELLING, MULTI-FAMILY.** Two or more dwelling units attached together by any point, including duplexes, triplexes, townhouses, and multi-level units, regardless of type of ownership.

**DWELLING, SINGLE FAMILY.** A dwelling unit totally separated from any other dwelling unit.

**DWELLING, TOWNHOUSE.** A type of multi-family housing consisting of dwelling units attached by common party walls. Ownership may be defined by plat or condominium plan.

**DWELLING SITE.** A designated location for residential use by one or more persons using temporary or moveable shelter, including camping and recreational vehicle sites.

**DWELLING UNIT.** A structure or portion of a structure or other shelter designed as a short or long-term living quarters for one or more persons, including rental or time share accommodations such as a motel, hotel resort rooms, and resort cabins.

**DWELLING WIDTH.** The smallest horizontal dimension of the major portion of a dwelling.

**EARTH TONE.** A shade of color that, when viewed from a distance, blends with the colors of the surrounding landscape.

**ENGINEER.** The engineer duly appointed by the Council to perform technical services for the city.

**EVENT CENTER.** A premises which is rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled.

**EXTERIOR STORAGE.** Storage of goods, materials, equipment, and manufactured products outside a fully enclosed building.

**EXTRACTIVE USE.** The use of land for removal of sand, gravel, rock, industrial minerals, soil, other non-metallic minerals, or pea not regulated under M.S. §§ 93.44 through 93.51, as they may be amended from time to time.

**FAMILY.** An individual, or two or more persons related by blood, marriage, adoption, or a relationship legally recognized in the state, or not more than five unrelated persons maintaining a common household.

**FEEDLOT.** A lot or building, or combination of lots and buildings, intended for the confined feeding, breeding, raising, or holding of animals and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. Open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered to be **ANIMAL FEEDLOTS**. Pastures shall not be considered **ANIMAL FEEDLOTS**.

**FEE SCHEDULE.** The official schedule of land use related fees and penalties adopted by the City Council.

**FENCE.** A constructed barrier, including berms, intended to prevent escape or intrusion, or to mark a boundary, to shield or screen view, or to perform any similar function.

**FILLING.** The act of depositing any clean earthen material.

**FINAL FLOOR PLAN.** A drawing prepared by a registered architect, registered engineer, or registered land surveyor depicting the condominium subdivision of real estate and related information conforming to the requirements of M.S. §§ 515A.2 through 515A.2-110, as it may be amended from time to time.

**FINAL CONDOMINIUM PLAT.** A drawing prepared by a registered architect, registered engineer or registered land surveyor depicting the condominium subdivision of real estate and related information conforming to the requirements of M.S. §§ 515A.2 through 515A.2-110, as it may be amended from time to time.

**FINAL PLAT.** A drawing, in final form, showing a proposed subdivision containing all information and detail required by state statutes and by this chapter to be presented to the Planning Commission and the City Council for approval, and which, if approved, may be duly filed with the County Recorder.

**FISH HOUSE.** A structure placed on a lake during the winter for use in fishing. A structure will only be considered a **FISH HOUSE** if it is 160 square feet or less, is moveable, and has a current license.

**FLOODPLAIN.** The areas adjoining a water course, intermittent or permanently flowing, which have been or will be covered by the runoff waters of a storm with a 1% chance of occurrence any year (100-year storm).

**FLOODWAY.** The channel of the water course and those portions of the adjoining floodplain which are reasonably required to carry and discharge the regional flood (100-year chance of occurrence).

**FOOTPRINT.** The horizontal extent to which a structure covers the ground plane as represented in a plan view, including cantilevered building elements but excluding eaves and similar architectural projections of the roof plane.

**FORB.** A broad leafed, non-woody plant other than grass, sedge, or rush. **FORBS** include native herbs, ephemerals, and wildflowers.

**FOREST LAND CONVERSION.** The clear cutting of forested lands to prepare for a new land use other than the re-establishment of a subsequent forest stand.

**FOUNDATION.** A concrete, concrete and concrete block, or treated wood portion of a structure that supports the bearing loads of the superstructure and penetrates the ground, providing frost protection.

Must meet the provisions of the Building Code adopted by the state. Concrete pillars may be used as a **FOUNDATION** for manufactured homes so long as the installation is done to the manufacturer's specifications and skirting is provided around the perimeter to provide the look of a completely enclosed **FOUNDATION**.

**FRONTAGE.** The uninterrupted front boundary line of a lot, or the length of such line, that abuts on a street or protected water.

**GARAGE, ATTACHED.** A part of the principal structure designed for the storage of motor vehicles.

**GARAGE, DETACHED.** An accessory structure not attached to the principal structure on the property designed and used for storage.

**GAZEBO.** A freestanding accessory structure with no kitchen, sleeping, sanitary facilities, or pressurized water, intended as weather and insect protection for such activities as picnicking and lake viewing.

**GRADING.** The movement of dirt, by mechanical means, so as to alter the existing topography of a property.

**GREEN SPACE.** Privately owned property permanently dedicated by covenant or deed restriction to vegetate ground coverage with allowance for use as recreational facilities, tree coverage, water course, sewage disposal, or similar uses. Public property permanently dedicated to park, vegetative buffer, tree coverage, or watercourses.

**GROUP CARE FACILITIES.** A facility which provides residential services for individuals that are handicapped, aged, disabled, or undergoing rehabilitation. This includes uses such as homes for the physically handicapped, mentally retarded, chemically dependent, foster children, maternity-shelters, and half-way houses.

**HOME OCCUPATION.** A use of commercial nature conducted by an occupant entirely within the dwelling or accessory buildings which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the residential character thereof.

**HOME OCCUPATION, TYPE I.** A home occupation, the commercial nature of which involves providing a service to a limited number of people who are predominantly acquaintances. Generates less than ten auto trips per week. No employees beyond owner. No signage or other advertising done either on or offsite. Would include businesses that are similar in nature to tutoring or music lessons performed on an individual basis.

**HOME OCCUPATION, TYPE II.** A home occupation, the commercial nature of which involves providing a service to people or organizations that do not receive the service at the property from which it is being provided. Generates less than 25 auto trips per week, including deliveries and employees. No more than two employees, in addition to the owner, working onsite. No signage done either on or offsite. Would include businesses that are similar in nature to telephone sales, consulting, or web design.

**HOME OCCUPATION, TYPE III.** A home occupation, the commercial nature of which involves providing a service or product to people or organizations within the home. Generates less than 60 auto trips per week, including deliveries. No more than two employees, in addition to the owner working onsite. May include onsite signage. May include retails sales of items manufactured onsite. Would include businesses that are similar in nature to chiropractic service, artist studio, or craft shop.

**HOME OCCUPATION, TYPE IV.** A home occupation, the commercial nature of which involves providing a service or product to people or organizations off site. Generates less than 60 auto trips per week, including deliveries. All employees do the majority of their work offsite. May include onsite storage or warehousing of work related materials. Would include businesses that are similar in nature to lawn care services and offsite sandblasting services.



**HOTEL.** A building containing three or more individual rooms, without kitchens, used for overnight lodging by the general public on a short-term basis for a fee, with or without meals, and which has common reservation and cleaning services, combined utilities, and onsite management and reception services.

**HOUSE OF WORSHIP.** Same as **CHURCH**.

**IMPERVIOUS SURFACE.** The horizontal area of buildings, patios, walks, driveways, accessory structures, and other surfaces generally impervious to the penetration of stormwater, including gravel drives and parking.

**INDUSTRIAL USE.** The use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.

**INTERIM USE.** A temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer permit it.

**JUNK YARD.** An area where used waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleared, parked, disassembled, or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber products, bottles, and used building materials. Storage of materials in conjunction with the construction of a manufacturing process shall not be included. Three or more automobiles without current licenses constitute a **JUNK YARD**. Such use shall not include putrid wastes such as garbage.

**LAKE CLASSIFICATION.** The formal classification provided by the Department of Natural Resources for each body of public waters within the city.

**LANDFILL.** A method of solid waste disposal in which refuse is buried between layers of dirt.

**LANDSCAPING.** Plantings such as trees, grass, shrubs, and decorative timbers, arbors, rocks, and water displays.

**LICENSED ENGINEER.** A person licensed as a professional engineer by the state.

**LICENSED SURVEYOR.** A person licensed as a professional surveyor by the state.

**LITTER.** Waste materials, including, but not limited to, cans, bottles, plastic, and paper wrappings or containers.

**LIVESTOCK.** Domestic animals, such as cattle or horses, raised for home use or for profit, especially on a farm.

**LOGGING.** The sustainable practice of felling and trimming trees and transporting the logs to a mill.

**LOT.** A parcel, piece, or portion of land described by metes and bounds, registered land survey, auditor's plat, or subdivision plat and separated from other parcels or portions of land by said description for purposes of sale, lease, mortgage, building, or separation.

**LOT AREA.** The horizontal area of a lot bounded by the lot lines and the ordinary high waterline if bounded by water.

**LOT, CORNER.** A lot situated at the junction of and abutting on two or more intersecting streets or a lot at the point of deflection in alignment of one street with the internal angle less than 135 degrees.

**LOT, FRONT.** The boundary of a lot which abuts on a public right-of-way, or if a corner lot, the shortest of the two boundaries. If the lot abuts public water, the lake side shall be considered the **LOT FRONT**.

**LOT LINE.** The property lines bounding a lot, except that where the description extends into a public right-of-way, the right-of-way line shall be considered the **LOT LINE**.

**LOT, PRE-EXISTING.** A lot which is one unit of a subdivision plat heretofore duly approved and filed or one unit of an auditor's subdivision, or registered land survey, or a lot created by metes and bounds that has been recorded in the office of the County Recorder prior to the effective date of this chapter.

**LOT TIER DEPTH.** The lot depth of a normal lot conforming to the shoreland requirements: General development lake first tier: 200 feet; second and additional tiers: 267 feet; recreational development lake: 267 feet; natural environmental lake: 400 feet.

**LOT TIERS.** Successive strips of land parallel with the ordinary high water line, each one tier depth wide, and extending across the parcel.

**LOT WIDTH.** The shortest distance between lot lines measured at the midpoint of the building line.

**MAINTENANCE.** The normal upkeep of a structure, including the replacement of windows, siding, roofs, nonbearing walls, or interior remodeling that does not expand the footprint of the existing structure, add volume to the usable living space, or intensify a non-conforming use.

**MANUFACTURED HOME.** A structure, transportable in one or more sections, which, when erected onsite, is a minimum of 640 square feet, is built on a permanent foundation, contains the heating, plumbing, and electrical systems within, and meets the requirements of the Building Code adopted by the state.

**MARINA.** A dock or set of docks on a single parcel that contains more than three slips or more slips than first tier dwelling units, whichever is greater.

**MATURE TREE.** A living tree greater than four inches in diameter.

**METES AND BOUNDS.** A method of property description utilizing directions and distances commencing from and terminating at an identifiable point.

**MOTEL.** A building containing guest rooms or units, each of which has a separate entrance directly from the outside of the building, or corridor, with parking space reserved for each unit, and which is designed, used, or intended to be used primarily for the accommodation of transient guests.

**MULTI-LEVEL DWELLING.** A type of multi-family housing consisting of dwelling units stacked one above the other, creating a party floor or floors between units.

**NATURAL DRAINAGE WAY.** All land surface areas which, by nature of their contour or configuration, collect, store, and channel surface or runoff water.

**NEIGHBORHOOD.** The area adjacent to or surrounding existing or proposed development characterized by common use or uses, density, style, and age of structures and environmental characteristics.

**NON-CONFORMING.** The building, structure, or land lawfully existing prior to and not in conformance with the provisions of this chapter.

**NUISANCE.** By authority and direction of M.S. Ch. 145A and M.S. § 412.221, Subds. 23 and 24, as they may be amended from time to time, **NUISANCE** is anything that interferes with the use or enjoyment of property, endangers personal health of public safety, or is offensive to the senses such as excessive smoke, odor, noise, heat, vibration, glare, traffic generation, visual impact, and other similar interferences or offenses.

**NURSERY.** A retail business growing and selling trees, flowering or decorative plants and shrubs.

**NURSING HOME.** Any institution or facility required to be licensed as such under M.S. §§ 144.50 to 144.56, as they may be amended from time to time, by the State Board of Health.

**OFF-STREET PARKING.** A designated space or area of land with a paved or all-weather surface not within a public street or right-of-way and used for the parking of vehicles.



## PLANNING AND ZONING ADMINISTRATOR'S REPORT AUGUST 2024

1. **Permits:** The following permits have been issued since the last meeting:

- a. Lumley/Reichenbach, 4090 County Road 145, dwelling in transit permit approved
- b. Chris O'Dell, 34648 Hay Creek Trl, Land Use Permit-Construction of an attached garage addition

2. **Code Enforcement:** Staff has sent the following correspondence for potential violations: **NONE**