

SECTION 7 - A-2 GENERAL AGRICULTURE DISTRICT

A. Purposes

The intent of the A-2 GENERAL AGRICULTURE DISTRICT is to provide a district that will: (1) allow suitable areas of Faribault County to be retained in agricultural use; (2) reduce scattered, non-farm development; and (3) secure economy in governmental expenditures for public services, utilities and schools.

B. Permitted Uses

The following uses shall be permitted within the A-2 GENERAL AGRICULTURE DISTRICT:

1. Agriculture and incidental agricultural related uses; including farm dwellings and agricultural buildings
2. Feedlots up to one thousand (1,000) AU
3. Parks, recreational areas, wildlife areas, game refuges and forest preserves owned by governmental agencies
4. Flood control, watershed structures, farm drainage systems and erosion control structures
5. One (1), one-family detached dwelling per lot
6. Nurseries and tree farms
7. Public schools or private schools having a curriculum equivalent to a public elementary or public high school
8. Riding academies, stables
9. Churches
10. Cemeteries, memorial gardens
11. Hospital, convalescent or nursing homes
12. Home occupations when such use does not exceed one-third (1/3) of the main floor space of a dwelling and is conducted only in the principal dwelling and by persons residing in the home

C. Conditional Uses

The following uses may be allowed in the A-2 GENERAL AGRICULTURAL DISTRICT, subject to the provisions of section 16.

1. Extraction of minerals as regulated in SECTION 15

2. Golf and country clubs, gun clubs, miniature golf courses, golf driving ranges and race tracks
3. Dumping grounds, waste treatment lagoons, sanitary landfill operations and demolition landfills, as regulated by State and County Ordinances and similar essential public utility and service structures
4. Local and municipal administration and service buildings, airports and air facilities
5. Home occupations
6. Feedlots over one thousand (1,000) AU
7. Livestock waste lagoon as defined in SECTION 4
8. Grain and produce collection and storage as a primary use
9. Agricultural related retailers and/or business on existing farmsteads when the use is clearly incidental (secondary) to the normal farming operations
10. Dog kennels
11. Radio or television transmitting stations and towers
12. Commercial outdoor recreation areas and accessory buildings
13. Essential public utilities or services and service buildings, including storage yards
14. Two (2) family dwellings
15. Temporary dwelling for one year, non-renewable
16. Junk yards
17. On existing farmsteads, all uses permitted under Section 13 of the I-1 LIGHT INDUSTRY DISTRICT
18. Uses determined by the Planning Commission to be of the same general character as the conditional uses above and found not to be detrimental to the general health and welfare of the county

D. Permitted Accessory Uses

The following uses shall be permitted accessory uses within the A-2 GENERAL AGRICULTURE DISTRICT:

1. Private garage, shed, gazebo, deck, porch, boat house, patio

2. Keeping of not more than two (2) boarders by a resident family
3. Living quarters of persons employed on the premises
4. Structures for permitted business purposes
5. Other accessory uses customarily incidental to the uses permitted in this section

E. Height, Yard, Area, Lot Width, Depth, Setback and Dwelling Regulations

1. Height Regulations:
 - a. No height regulations shall be required for agricultural buildings.
 - b. No other building hereafter erected or altered shall exceed two and one-half (2 1/2) stories or thirty (30) feet in height.
2. Front Yard Regulations:
 - a. There shall be a minimum front yard setback of not less than two hundred (200) feet from the centerline of Interstate Highways; one hundred thirty (130) feet from the centerline of US Highways and State Highways; and one hundred(100) feet from the centerline of all County State Aid Highways and County Roads.
 - b. There shall be a minimum front yard setback of not less than sixty-five (65) feet from the centerline of other public rights of way.
 - c. Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front yard of either road.
 - d. Within existing developed areas, the above front yard setback requirements may be adjusted to coincide with average setbacks occurring on either side of proposed building within three hundred (300) feet, except that any building shall be located a minimum of twenty (20) feet from the right of way line.
3. Side Yard Regulations:
 - a. No side yard regulations shall be required for agricultural buildings.
 - b. For other buildings there shall be a side yard having a minimum width of not less than thirty (30) feet on each side of a building.
4. Rear Yard Regulations:
 - a. No rear yard regulation shall be required for agricultural buildings.

- b. For other buildings there shall be a rear yard having a minimum depth of not less than fifty (50) feet.
5. Lot Area Regulations:
- a. Every lot or plot of land on which a one (1) family dwelling is erected shall contain a minimum lot area of not less than five (5) acres.
6. Lot Width and Depth Regulations:
- a. Every lot or plot of land on which a one (1) family dwelling is erected shall have a minimum width of not less than four hundred (400) feet at all points, including the waterline, and a minimum depth of not less than four hundred (400) feet.
7. Setback Regulations.
- a. All buildings shall have a minimum setback of two hundred (200) feet from the OHWL.
 - b. Individual sewage treatment systems shall have a minimum setback of one hundred fifty (150) feet from the normal high water mark.
 - c. The placement of shrubs and trees for windbreaks shall have a minimum setback of not less than one hundred (100) feet from the centerline of public roads. (Does not apply to existing sites - 2/28/98.)
- The foregoing minimum is not to apply to groves or shrubbery around building sites nor to any established windbreaks on the date hereof, 12-18-79.
8. Elevation Regulations:
- a. No buildings or structures shall be erected at an elevation of less and three (3) feet above the OHWL or the highest known water level, whichever is higher.

G. Dwelling Regulations

All dwellings must be attached to permanent foundations or have tie downs.

H. General Regulations

Additional requirements for other regulations in the A-2 GENERAL AGRICULTURE DISTRICT are set forth in SECTION 15.

Additional requirements for junk yards are set forth in SECTION 19.