

SECTION 6 - A-1 SHORELAND AGRICULTURE DISTRICT

The County Board of Faribault County Ordains:

A. Purpose

The intent of the A-1 SHORELAND AGRICULTURE DISTRICT is to provide a district that will: (1) allow limited agricultural activities because of topographic and physiographic characteristics and the public water resource; (2) retain major areas of natural ground cover and surface water for conservation purposes; (3) reduce scatter, non-farm growth and manage it to protect the water resource; and (4) secure economy in governmental expenditures for public services, utilities and schools.

B. Shoreland Regulations

All uses will be subject to applicable regulations found in SHORELAND REGULATIONS, Section 20.

C. Permitted Uses

The following uses shall be permitted in the A-1 SHORELAND AGRICULTURE DISTRICT:

1. Agriculture and incidental agricultural related uses including farm dwellings and agricultural buildings.
2. Feedlots located outside of one thousand (1,000) feet of lakes and three hundred(300) feet of river's OHWL, no larger than one thousand (1,000) AU.
3. Farm drainage systems, flood control and watershed structures, and erosion control structures.
4. Dwellings, where occupancies reside, and meet setbacks/regulations as outlined in this ordinance.
5. 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.
6. Open space, wildlife areas and sensitive resource management.

D. Conditional Uses

The following uses may be allowed in the A-1 AGRICULTURE SHORELAND DISTRICT, subject to the provisions of SECTION 16.

1. Forest management
2. Parks and recreational areas owned or operated by governmental agencies
3. Nurseries and tree farms
4. Riding academies and stables

5. Additions to organized group camps and other campgrounds provided they comply with the requirements in MN Shoreland Regulations 6120.3800
6. Home occupations
7. Churches
8. Cemeteries and memorial gardens
9. Water supply buildings, reservoirs, wells, elevated tanks, public sewage treatment facilities and similar essential public utility and service structures
10. Golf courses, golf club house, country club, public swimming pool, private swimming pool serving more than one (1) family
11. Feedlots located between one thousand (1,000) feet and three hundred (300) feet of the OHWL of lakes and any feedlot over a cumulative of one thousand (1,000) AU
12. Feedlot additions within three hundred (300) feet of lake's and river's OHWL and all livestock waste lagoons
13. Gun clubs
14. Railroad rights of way, but not including railroad yards
15. Facilities for the care and/or breeding of animals including kennels
16. Mineral extraction
17. Radio or television transmitting stations and towers
18. Schools having a curriculum equivalent to public schools
19. 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

E. Permitted Accessory Uses

The following uses shall be permitted accessory uses within the A-1 SHORELAND 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

F. Height, Yard, Area, Lot Width and Depth, Setback & Elevation 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 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 where two (2) a dwellings is are erected shall contain a minimum lot area of not less than five (5) acres.
 - b. Every lot or plot of land where one (1) dwelling is erected shall contain a minimum lot area of not less than two and a half 2.5 acres.
6. Lot Width and Depth Regulations:
 - a. Every lot or plot of land where two (2) a dwellings is are 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.
 - b. Every lot or plot of land where one (1) dwelling is erected shall have a minimum width of not less than three hundred (300) feet at all points, including the waterline, and a minimum depth of not less than three hundred (300) feet.
7. Setback Regulations.
 - a. All buildings shall have a minimum setback of one hundred fifty (150) 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, 2/3/98)

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 and other regulations in the A-1 SHORELAND AGRICULTURE DISTRICT are set forth in SECTION 15.

DRAFT

Chair
Faribault County Board of Commissioners

ATTEST:

Clerk to the Board

Amended: September 21st, 2021
Signed: October 5th, 2021

DRAFT