

Section 86-96 A Agricultural District

- (a) *Intent; scope.* This section applies to the A agricultural district. This A district preserves land for agricultural or undeveloped uses until development pressures require that such land be released and rezoned for purposes of controlled and orderly growth according to the comprehensive plan pending proper timing and allowance for the economical provision of urban services.
- (b) *Permitted uses.* The following uses shall be permitted in the A agricultural district:
- (1) Cultivation, maintenance, or harvest of plants for the sale or other commercial use.
 - (2) Cannabis related businesses as follows: Cannabis cultivation, as defined and licensed by the Minnesota Office of Cannabis Management.
 - (3) Farming and truck gardening, nurseries and greenhouses.
 - (4) Golf courses and country clubs.
 - (5) Hobby farms including keeping up to six horses, mules, sheep, goats, llamas, or ponies.
 - (6) Parks and recreational areas owned or operated by governmental agencies.
- (c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the A agricultural district:
- (1) Accessory uses customarily incident to the uses permitted in subsections (a) and (b) of this section.
 - (2) Fallout shelters.
 - (3) Keeping ~~of not more than two~~ boarders and/or roomers by a resident family.
 - (4) Offices of persons and home occupations meeting the specific conditions of Section 86-50.
 - (5) Private garages and storage sheds.
 - (6) Private amateur radio towers and antennas complying with division 6.
 - (7) Private swimming pool when completely enclosed within a non-climbable fence five feet high with openings no greater than four inches in any dimension and self-closing and self-locking gate. Swimming pools exempt from the building permit requirements as defined in the state building code and hot tubs with latchable covers do not need to be enclosed.
 - (8) Single-family farm residences if used by the farm owner or operator, member of the immediate family, or an employee working on the premises.
 - (9) Private accessory equipment complying with Section 86-164, including, but not limited to, solar energy collectors and systems, playgrounds, and sports courts.
- (c) *Conditional uses.* All conditional use permits for the A district may only be issued if the proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the A agricultural district by conditional use permit:

- (1) Archery range.
- (2) Automobile, motorcycle, go-cart or snowmobile race and driving tracks.
- (3) Cemeteries, memorial gardens, and crematoriums.
- (4) Commercial solar energy collectors and systems.

~~Keeping of three or more roomers or boarders.~~

- (5) Kennels.
- (6) Other uses of the same general character as listed in subsection (b).
- (7) Outdoor and indoor gun ranges.
- (8) Recreational vehicle parks and camp sites.
- (9) Riding stables with up to six horses.
- (10) Shrimp and fish growing operations.
- (11) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.

(a) *Height, yard, area and lot width and depth regulations.* Height, yard, area and lot width and depth regulations for the A district are as follows:

- (1) *Height regulations.* No building hereafter erected or altered shall exceed 2 1/2 stories or 30 feet in height.
- (2) *Front yard regulations.*
 - a. There shall be a front yard having a depth of not less than 25 feet except as otherwise provided in this section.
 - b. There shall be a front yard of not less than 35 feet on a lot or plot that abuts a thoroughfare as shown on the adopted city thoroughfares plan.
- (3) *Side yard regulations.* There shall be a side yard, on each side of a building, each having a width of not less than five feet.
- (4) *Rear yard regulations.* There shall be a rear yard having a depth of not less than 25 percent of the lot depth.
- (5) *Lot area regulations.* Every lot shall contain an area of not less than 22,000 square feet.
- (6) *Lot width and depth regulations.* Every lot or plot of land on which a single-family dwelling is erected shall have a minimum width of not less than 110 feet at the building setback line, and a minimum depth of not less than 200 feet.

(b) *General regulations.* Additional regulations in the A agricultural district are set forth in article VI of this chapter.

(c) *Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.*

(d) *Future annexation.* Any land annexed to the city in the future shall be placed in the A agricultural

district until placed in another district by action of the council after recommendation of the planning commission, unless the land being annexed is located within orderly annexation area and is not zoned A agricultural at the time of annexation.

(Code 1976, § 11.06; Ord. No. 404 2nd series, § 1, 11-16-1998; Ord. No. 407 2nd series, § 1, 12-21-1998; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 720 2nd series, § 1, 5-9-2017; Ord. No. 734 2nd Series, 2-12-2019; Ord. No. 741 2nd series, § 1, 9-24-2019)

Cross reference(s)—Animals, ch. 14.