TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

Phone: (507) 529-0774

-- TCPA –

Ethan Kaske, Administrator
Janelle Finck, Administrator

ethan@tcpamn.org
janelle@tcpamn.org

ORDINANCE DISCLAIMER

The following ordinance is effective as of the date on the following cover page and/or the date the document was recorded. Users of this zoning ordinance document understand and agree that a zoning ordinance is a living document. As such, the Township may periodically make amendments and/or changes to *individual* sections of this zoning ordinance. Those amended sections may not necessarily be included with this ordinance document.

Users may use this ordinance document as a general guide to the ordinance in this Township but should always call TCPA for answers to specific ordinance questions.

Oronoco Township
Zoning Ordinance

Effective April 16, 1983

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OLMSTED COUNTY
MINNESOTA

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AN ORDINANCE REGULATING THE USE OF LANDS AND/OR STRUCTURES IN THE UNINCORPORATED AREAS OF THE TOWNSHIP OF ORONOCO, COUNTY OF OLMSTED, MINNESOTA, INCLUDING THE REGULATION OF THE LOCATION, SIZE, USE, AND HEIGHT OF STRUCTURES, THE ARRANGEMENT OF STRUCTURES ON LOTS AND THE DENSITY OF POPULATION FOR SAID LANDS, FOR THE PURPOSE OF PROMOTING THE PUBLIC HEALTH, SAFETY, ORDER, CONVENIENCE AND GENERAL WELFARE OF ORONOCO TOWNSHIP.

ARTICLE I -- GENERAL PROVISIONS

Section 1.00 SHORT TITLE

This ordinance shall be known as the Oronoco Township, Minnesota, Zoning Ordinance and cited as the Zoning Ordinance.

Section 1.02 PURPOSE AND INTENT

This zoning ordinance is enacted for the following purpose: to implement the Comprehensive Plans and to promote and protect the health, safety, and general welfare throughout Oronoco Township by lessening congestion in the public right-of-ways; securing safety from fire, panic and other dangers; providing adequate light and air; facilitating the adequate provision of water, sewerage and other public facilities; conserving the value of properties and encouraging the most appropriate use of the land; and to protect the environment; pursuant to authority granted in Minnesota Statutes, Chapter 394.33 and 366, as amended, authorizing township planning and zoning activities, establishing a Board of Adjustment and authorizing the enactment of official controls and providing penalties for the violation thereof, in accordance with the authority granted in Minnesota Statutes, Section 103F,adopt regulations designed to minimize flood losses and provide guidance for the wise development of shorelands of public waters. These materials are on file in the office of the Olmsted County Planning Department, GIS Division.

Section 1.04 JURISDICTION

The jurisdiction of this zoning ordinance shall apply to all the area of Oronoco Township outside the incorporated limits of municipalities.

The shoreland provisions of this ordinance shall apply to the shorelands of the public water bodies as classified in Section 9.10(B) of this ordinance. Pursuant to Minnesota Regulations 6120.2500 6120.3900, no lake, pond, or flowage less than 25 acres in unincorporated areas need be regulated by the local government's shoreland regulations. A body of water created by a private user where there was no previous shoreland may, at the discretion of the governing body, be exempt from the shoreland provisions

Section 1.06 SCOPE

From and after the effective date of this zoning ordinance and subsequent amendments, the use of all land and every building or portion of a building erected, altered in respect to height and area, or portion of a building erected, altered in respect to height and area, added to or relocated, and every use within a building or use accessory thereto in the unincorporated area of Oronoco Township shall be in conformity with the provisions of this zoning ordinance. Any existing building or structure and any existing use of properties not in conformity with the regulations herein prescribed shall be regarded as non-conforming, but may be continued, extended or changed, subject to the special regulations herein provided with respect to non-conforming uses. (See Section 1.28.)

Section 1.08 INTERPRETATION AND APPLICATION

A. In their interpretation and application, the provisions of this zoning ordinance shall be held to be the minimum requirements for the promotion of the public health, safety and welfare.

B. Where the conditions imposed by any provision of this zoning ordinance are either more restrictive or less restrictive than comparable conditions imposed by any other law, ordinance, statute, resolution, or regulation of any kind, the regulations which are more restrictive, or which impose higher standards or requirements shall prevail.

C. Except as specifically provided in this zoning ordinance, no structure shall be erected, converted, enlarged, reconstructed or altered, and no structure or land shall be used for any purpose nor in any manner which is not in conformity with this ordinance.

Section 1.10 VALIDITY

Should any section or provision of this zoning ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the zoning ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 1.12 ZONING DISTRICTS

he following zoning districts are provided in order to promote and encourage the efficient economic use of land, buildings, and all usable structures. The unincorporated area of the Township of Oronoco, County of Olmsted, Minnesota, is hereby divided into the districts which shall be known by the following respective symbols and names:

A-1 Agricultural Protection District
A-2 Agricultural Protection District
A-3 Agricultural District

A-4 Agricultural Urban Expansion District
A/RC Agricultural/Resource Commercial District
ARC Agricultural Residential Cluster District
RSD Rural Service District
RA Rural Residential District
R-1 Low Density Residential District
R-2 Mixed Low Density Residential District
RC Recreational Commercial District
CS Commercial Service District
HC Highway Commercial District
I Industrial District
MI Medical Institutional District

Section 1.14 OVERLAY ZONING DISTRICTS

The following overlay zoning districts are also made a part of the zoning ordinance. On property where both the zoning districts (Section 1.12) and the overlay districts would apply, the use or development of such a property shall comply with both the zoning district and the overlay district. The following overlay zoning districts shall be known by the following respective symbols and names:

FW Floodway District
FFA Flood Fringe District
FFB Flood Fringe District
FP Flood Prone District
Shoreland District
River Corridor District
SPECIAL DISTRICTS

"Shoreland areas" as used in this ordinance shall include both the Shoreland District and the River Corridor District.

Section 1.16 OFFICIAL ZONING MAP

The map or maps, which are a part of this zoning ordinance, delineate the boundaries of the zoning districts and represent the approximate boundaries of the overlay zoning districts.

Section 1.18 DISTRICT BOUNDARIES

The boundaries of the zoning district, unless otherwise identified, shall be construed as following property lines, water sources, right-of-way lines, corporate limits of cities, or the centerline of roads.

Section 1.20 BOUNDARY INTERPRETATION

Questions concerning district boundary lines as shown on the official zoning map shall be interpreted by the Zoning Administrator; such interpretation may be appealed in accordance to Section 4.06.

Section 1.22 FLOOD PLAIN DISTRICTS BOUNDARY INTERPRETATION

The boundaries of the four flood plain districts, FW, FFA, FFB, and FP, shall be determined by elevation and by scaling distances on the Flood Insurance Rate Map, and, where appropriate, on the soils maps contained in the Soil Survey of Olmsted County, Minnesota, dated March 1980. The Floodway, Flood Fringe A and Flood Fringe B, and Flood Prone Districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the overlay districts are in addition to any other requirements in this ordinance. In case of conflict, the more restrictive standards will apply.

A. Where a conflict exists between the floodplain limits illustrated on the official zoning map and actual field conditions, the flood elevations shall be the governing factor. The Zoning Administrator must interpret the boundary location based on the ground elevations that existed on the site on the date of the first National Flood Insurance Program map showing the area within the regulatory floodplain, and other available technical data.

Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the Olmsted County Board of Adjustment and to submit technical evidence.

Where the Flood Prone (FP) District overlaps another floodplain district based on the Flood Insurance Rate Map the Flood Insurance Rate Map will be applied. Flood Prone District designation where there is no Flood Insurance Rate Map panel or designation, and where there is a Flood Insurance Rate Map designation the Flood Prone District shall be applied to the tributaries.

Section 1.24 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection intended to be provided by the zoning ordinance is considered reasonable for regulatory purposes and is based on engineering and specific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. The zoning ordinance does not imply that areas outside of designated flood plain districts or land uses permitted within such districts will always be totally free from flooding or flood damages, nor shall the zoning ordinance create a liability on the part of, or be a cause of action against, Oronoco Township, Olmsted

County, its officers or an employee thereof for any flooding or flood damages that may result from reliance on the zoning ordinance.

Section 1.26 BUILDABLE LOTS

A lot that meets the Board of Health regulations and fulfills the criteria specified in one of the following subsections (A) or (B) is a buildable lot. All other lots, including illegally created lots, shall not be considered buildable lots and no building shall be constructed or placed upon such lots.

A. **Buildable Lots for Uses Other than Dwellings: (**These other uses would include agricultural uses such as barns and other agricultural buildings but would not include a dwelling.)

Lots of record or newly created lots that meet the lot area, lot width and access requirements of this ordinance. Any newly created lot which does not meet the standards for non-farm dwellings in the zoning district where such lot is located, or the standards for farmstead dwellings, shall be designated as an (N.B.) Non-Buildable Lot for Dwelling Purposes on the Official Zoning Map.

Non-conforming lots of record, providing that such lot has recorded access to a public road and the proposed building complies with the regulations in Section 1.28 (B).

Buildable Lots for a Dwelling Are:

1. A lot that qualifies as a farm.
2. Lots created after the effective date of this ordinance which meet the lot area, lot width, access requirements and either the standards for non-farm lots or dwellings in the zoning district where such lot is located or the standards for farmstead dwellings.
3. Lots of record, providing that such a lot has recorded access to a public road and the proposed building complies with the regulation of Section 1.28 (B).
4. If in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the zoning district lot area, width, or access standards of the zoning district where located, the lots must not be considered as separate parcel of land for purposes of development. The lots must be combined with one or more contiguous lots so they equal one or more parcels of land, each meeting the lot area, width, or access standards to the extent possible.
5. A lot must comply with all standards of the floodplain provisions of the zoning and subdivision ordinances.

Non-farm Lots in Agricultural Districts:

This section of the ordinance applies only to the A-1, A-2, A-3, and A-4 districts of the zoning ordinance. A lot, as defined in the ordinance, recorded on a single deed is deemed to be a single lot for zoning purposes. If a lot on a single deed is divided by a public right-of-way, thereby creating one or more non-farm sized tracts of land, the property owner must submit an application for a Metes and Bounds subdivision to create a buildable lot for a dwelling. The metes and bounds subdivision must be approved using the provisions 1) Standards for a Non-farm Dwelling under the applicable zoning district, 2) the requirements of Section 1.26 B, and 3) the applicable zoning district General Regulations.

Section 1.28 NON-CONFORMING USES

The lawful use of land or structures existing at the time of the adoption of this zoning ordinance may be continued although such use does not conform with the district provisions herein, subject to the following provisions.

A. Land: The non-conforming use of land shall not in any way be expanded or extended either on the same or adjoining property.

Lot of Record: A non-conforming lot of record may be used for any principal use permitted in the zoning district in which the lot is located, provided that for any use which is to be served by an individual well and/or septic system, the non-conforming lot shall be of a size and design to meet the minimum requirements of the Board of Health regulations for such wells and septic systems.

Structure, Enlargement or Alterations: No non-conforming structure may be enlarged or altered in any way which increases its non-conformity. No addition or modification to a use within a flood fringe or floodway district shall increase the flood damage potential of the structure or increase the degree of obstruction to flood flow. No addition or modification to a non-conforming structure with a conforming use, over the life of the structure, within a flood fringe or floodway district shall exceed fifty (50%) percent of its current market value as determined by the Olmsted County Assessor's records, unless the entire structure is made conforming.

Structure, Damage or Destruction: If a non-conforming structure is destroyed by any means to an extent of more than fifty (50%) percent of its current market value, as determined by the Olmsted County Assessor's records at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the zoning code. If destroyed to less than fifty (50%) percent of its market value, said restoration shall begin within twelve (12) months or the structure shall be made conforming.

Structure, Relocation: If a non-conforming structure is moved any distance, for any reason whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Use, Change: Whenever a non-conforming use has been changed to a conforming use or to a use permitted in a district of greater restrictions, it shall not thereafter be changed back to a non-conforming use.

Use, Discontinuance: In the event that a non-conforming use of any structure or structure and land is discontinued for a period of one (1) year, the use of the same shall conform thereafter to the uses permitted in the district in which it is located.

Use, Zone Change: The foregoing provisions relative to non-conforming uses shall apply to buildings, land and uses which hereafter become non-conforming due to classification or reclassification of districts under this ordinance.

Use, Change in: Any nonconforming use of land or structure may be changed to another nonconforming use of the same nature or less intensive nature if no structural alterations are involved and if it is found that the relation of the structure and proposed use to surrounding property is such that adverse effects on the occupants and neighboring property will not be greater than if the original nonconforming use continued. Approval for such a change shall be through the approval of a Conditional Use permit that has considered the following factors.

1. The character and history of the use and of development in the surrounding area.
2. The comparable degree of noise, vibration, dust, odor, fumes, glare, or emissions detectable at the property line.
3. The comparative numbers and kinds of vehicular trips to the site.
4. The comparative amount and nature of outside storage, loading, and parking.
5. The comparative visual appearance
6. The comparative hours of operation.
7. The comparative effect on existing vegetation.
8. The comparative effect on water drainage.
9. The comparative effect on the environment.
10. Other factors which tend to reduce conflicts of incompatibility with the character or need of the area.

Use, Expansion of Nonconforming: Nonconforming commercial, industrial, or institutional uses in any nonresidential district and any residential uses in any residential district may be modified or expanded in certain situations subject to approval as a Conditional Use. In acting on an application for modifying or expanding a nonconforming use, the Commission shall use the Section 1.28 I criteria to determine the impact of modifying or expanding the nonconforming use. A proposal where the Commission finds significant injurious impact should be denied or approved with conditions which will mitigate the impact of the modification or expansion. Potential modifications or expansions which the Commission may consider shall include:

1. Rebuilding of a structure devoted to a nonconforming use if destroyed to an extent greater than 50% of the replacement value of the structure.
2. Expanding a nonconforming use of a structure to a portion of the structure not manifestly arranged or designed for such use at the time the use became nonconforming.
3. The addition of new principal buildings or accessory structures on the same parcel of land occupied or under the same ownership on the effective date that the use became nonconforming. The new structures added must be for such purpose that if not associated with the nonconforming use, they would be permitted by the zoning district on the property. The applicant must show that the intensity of the use will not substantially increase over the current level of activity with the addition of the new structures.

Section 1.29 NONCONFORMITIES WITHIN SHORELAND AREAS AND RIVER CORRIDORS

A. Construction on Nonconforming Lots of Record

1. Lots of record in the office of the County Recorder on the date of enactment of local shoreland controls that do not meet the minimum lot area and width standards of the underlying zoning district may be allowed as buildable lots, provided the use is permitted in the zoning district, the lot has been in separate ownership from abutting lands at all times since it became substandard, was created compliant with official controls in effect at the time, and sewage treatment and setback requirements are met.
2. A variance from setback requirements must be obtained before any use, sewage treatment system, or building permit is issued for a lot. In evaluating the variance, the Board of Adjustment shall consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.
3. If, in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the underlying zoning district lot area and width

standards the lot must not be considered as a separate parcel of land for sale or purposes of development. The lot must be combined with the one or more contiguous lots so they equal one or more parcels of land, each meeting the lot area and width standards to the extent possible.

Additions/Expansions to Nonconforming Structures.

1. All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback and height requirements of this ordinance. Any deviation from these requirements must be authorized by a variance pursuant to Section 4.08.
2. Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria and standards are met:
    a) The structure existed on the date the structure setbacks were established;
    b) A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure;
    c) The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or does not encroach closer than 30 feet, whichever is more restrictive; and
    d) The deck is constructed primarily of wood and is not roofed or screened.

Nonconforming Sewage Treatment Systems.

1. An existing individual sewage treatment system which is nonconforming according to Minnesota Rules, Chapter 7080 (and amendments thereto), shall be upgraded to meet the requirements of Olmsted County Public Health Regulation # 41, and amendments thereto. Upgrading shall occur, at a minimum, any time a permit or variance of any type is required for any improvement on, or use of, the property. For the purposes of this provision, a sewage treatment system shall not be considered nonconforming if the only deficiency is the sewage treatment system's improper setback from the ordinary high water level.
    2. Olmsted County will implement a notification or education program that is oriented toward convincing substantial numbers of property owners to evaluate their sewage treatment systems and voluntarily upgrade the sewage treatment system, if nonconforming.

Section 1.30 NONCONFORMITIES WITHIN FLOOD PLAIN DISTRICTS

A use, structure, or occupancy of land which was lawful before the passage or amendment of this ordinance but which is not in conformity with the provisions of this ordinance may be continued subject to the following conditions. Historic structures, as defined in Section 2.02 of this ordinance, are subject to the provisions of Sections A -D of this section. A nonconforming use, structure, or occupancy must not be expanded, changed, enlarged, or altered in a way that increases its nonconformity. Expansion or enlargement of uses, structures or occupancies within the Floodway District is prohibited. No addition or modification to a use within a flood fringe or floodway district shall increase the flood damage potential of the structure or increase the degree of obstruction to flood flow.

Any structural alteration or addition to a nonconforming structure or nonconforming use which would result in increasing the flood damage potential of that structure or use must be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or floodproofing techniques (i.e., FP-1 thru FP-4 floodproofing classifications) allowable in the State Building Code, except as further restricted in C and F below.

The cost of all structural alterations or additions to any nonconforming structure over the life of the structure may not exceed 50 percent of the market value of the structure as determined by the Olmsted County Assessor's records unless the entire structure is made conforming. The cost of all structural alterations and additions must include all costs such as construction materials and a reasonable cost placed on all manpower or labor.

If any nonconformity is substantially damaged, as defined in Section 2.02 of this ordinance, it may not be reconstructed except in conformity with the provisions of this ordinance. The applicable provisions for establishing new uses or new structures in Sections 9.02, 9.04, 9.06 or 9.08 will apply depending upon whether the use or structure is in the Floodway or Flood Fringe districts, respectively.

If any nonconforming use or structure experiences a repetitive loss, as defined in Section 2.02 of this ordinance, it must not be reconstructed except in conformity with the provisions of this ordinance.

Any substantial improvement, as defined in Section 2.02 of this ordinance, to a nonconforming structure requires that the existing structure and any additions must meet the requirements of Section 9.02, 9.04, 9.06 or 9.08 of this ordinance for new structures, depending upon which floodplain district the structure is located in. This provision does not apply to historic structures, as defined in Section 2.02 of this ordinance.

If any nonconforming use, or any use of a nonconforming structure, is discontinued for more than one year, any future use of the premises must conform to this ordinance.

Section 1.32 FEES

There shall be fees established for items of this ordinance as established from time to time by the County Board of Olmsted County or the Oronoco Township Board of Supervisors. See Appendix A – Fee Schedule.

ARTICLE II – RULES AND DEFINITIONS

Section 2.00 RULES, WORD USAGE

For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows:

Board: The word "Board" includes the Township Supervisors, the Board of Supervisors or any other word or words meaning the Oronoco Township Board of Supervisors.

Board of Adjustment: The "Board of Adjustment" shall mean the Oronoco Township Board of Adjustment.

Board of Health: The "Board of Health" shall mean the Olmsted County Board of Health.

Commission: The "Commission" shall mean the Oronoco Township Planning Advisory Commission (OT-PAC).

Comprehensive Plan: The "Comprehensive Plan" shall mean the General Land Use Plan for the Olmsted County Area, or the General Land Use Plan for Oronoco Township, or the Land Use Plan for the Rochester Urban Service Area, or the Currently Held Valid Thoroughfare Plan, or the Housing Plan for the Rochester and Olmsted County Area, or other interrelated policies and plans for private and public land and water use, transportation and community facilities adopted by the Olmsted County Board of Commissioners.

Fractions of Measurement: All stated and measured distances shall be taken to the nearest integral foot. If a fraction is one-half (1/2) or less, the integral foot next below shall be taken.

Lot: The word "lot" shall include the word piece, parcel and plot.

Masculine and Feminine Gender: The masculine gender includes the feminine and neuter genders.

Person: The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.

Shall and May: The word "shall" is mandatory and not discretionary; the word "may" is permissive.

Singular and Plural: Words used in the singular shall include the plural, and the plural the singular.

Tenses: Words used in the present tense shall include the future.

Used For: The word "used for" shall include the phrases arranged for, designed for, intended for, maintained for and occupied for.

Section 2.02 DEFINITIONS

Accessory Building: A building detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

Accessory Structure: A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal structure or use.

Accessory Use: A use customarily incidental and subordinate to the principal use located on the same lot as the principal use. Solar collection systems that serve the principal use and that generate power primarily for the principal use shall be considered accessory uses. Excess power may be sold to a power company.

Adult Body Painting Studio: An establishment or business which provides the service of applying paint or other substance whether transparent or non transparent to or on the body of a patron when such body is wholly or partially nude in terms of "specified anatomical areas."

Adult Bookstore: A business engaging in the barter, rental, or sale of products consisting of printed matter, pictures, slides, records, audiotapes, novelties, cd roms or other electronic media, videotapes or motion picture film, if such business or portion thereof, is not open to the public generally but only to one or more classes of the public, excluding any minor by reason of age, or if a substantial or significant portion of such items are distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas". The phrase "substantial or significant portion of such products", as used in the definition of an adult bookstore means with respect to any building or buildings upon one Lot:

A. twenty-five (25) percent of the inventory, stock and trade or publicly displayed products, or the lesser of.

B. 1000 square feet or twenty-five (25) percent of the floor area of the business (not including storerooms, stock areas, bathrooms, basement, or any portion of the business not open to customers or clients), devoted to the products described above.

C. In no event shall more than a total of 1000 square feet of floor area in any building or buildings upon a Lot be devoted to the public display of the products described above.

Adult Cabaret: An establishment which provides dancing or other live entertainment, if such establishment excludes minors by virtue of age, or such dancing or other live

entertainment is distinguished or characterized by an emphasis on the performance, depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult Companionship Establishment: A companionship establishment which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk, or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas".

Adult Establishment: A business engaged in any of the following activities or which utilizes any of the following business procedures or practices; either:

A. Any business which is conducted exclusively for the patronage of adults and as to which minors are specifically excluded from patronage there at either by law or by the operators of such business,

B. Any other business which offers its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas. Specifically included in the term, but without limitation, are adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult massage parlors, adult saunas, adult companionship establishments, adult health clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotel or motel, and adult body painting studios.

Adult Hotel or Motel: Adult hotel or motel means a hotel or motel from which minors are specifically excluded from patronage and wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas”.

Adult Massage Parlor, Health Club: A massage parlor as required to be licensed or a health club which restricts minors by reason of age, and which provides the services of massage, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas".

Adult Mini-Motion Picture Theater: A business premises within an enclosed building with a capacity for less than 50 persons used for presenting visual media material if such business as a prevailing practice excludes minors by virtue of age, or if said material is distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

Adult Modeling Studio: An establishment whose major business is the provision, to customers, of figure models who are so provided with the intent of providing sexual

stimulation or sexual gratification to such customers and who engage in specified sexual activities or display specified anatomical areas while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by such customers.

Adult Motion Picture Arcade: Any place to which the public is permitted or invited wherein coin or slug-operated or electronically or mechanically controlled still or motor picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas".

Adult Motion Picture Theaters: A business premises within an enclosed building with a capacity of 50 or more persons used for presenting visual media material if said business as a prevailing practice excludes minors by virtue of age, or if said material is distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

Adult Novelty Business: A business which has as a principal activity the sale of devices which simulate human genitals or devices which are designed for sexual stimulation.

Adult Sauna: A sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent, if the service provided by the sauna is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas".

Alterations: See Structure Alteration.

Animal Feedlot: Land and/or buildings used for, or a building that has in the past five (5) years been used for the confined feeding, breeding, raising or holding of poultry or animals exceeding thirty (30) animal units and where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. Pastures are not considered animal feedlots.

Animal Feedlot, New: An animal feedlot constructed and operated at site where no animal feedlot existed previously or where a pre existing animal feedlot has been abandoned or unused for period of five (5) years or more.

Animal Unit: A unit of measure used to compare differences in the production of animal manure that employs as a standard the amount of manure produced on a regular basis by different types of animals. For purposes of this zoning ordinance, the animal unit or animal unit calculation measure shall be the same unit of measure used

in the current Minnesota Pollution Control Agency, Minnesota Rules Chapter 7020, relating to animal feedlots and storage, transportation and utilization of animal manure:

Animal Unit Calculations: Use this table to calculate animal units for your facility.

For each animal type checked, list the maximum number of animals that you intend to have (standing herd size) at the facility at any given time. Put that number in the # of Animals column (column 3). Multiply the Animal Unit Factor (column 2) by the # of Animals (column 3) to get the Animal Units for each animal type (column 4). Then add up your animal unit numbers in column 4 for a total.

Example: If you have 245 heifers, you will check the heifer checkbox, write 245 in column 3 for heifers and multiply 245 x 0.7 (animal unit factor) for a total of 171.5. You will write 171.5 in column 4 for heifers.

	1. Example	2. Animal Unit Factor	3. # of Animals	4. Animal Units
☒	**Heifer**	**0.7**	**245**	**171.5**

	1. Animal Type	2. Animal Unit Factor	3. # of Animals	4. Animal Units
A.	**Dairy Cattle**			
☐	**Mature cow (whether milked or dry) over 1,000 pounds**	**1.4**		
☐	**Mature cow (whether milked or dry) under 1,000 pounds**	**1.0**		
☐	**Heifer**	**0.7**		
☐	**Calf**	**0.2**		
B.	**Beef Cattle**			
☐	**Slaughter steer or stock cow**	**1.0**		
☐	**Feeder cattle (stocker or backgrounding) or heifer**	**0.7**		
☐	**Cow and calf pair**	**1.2**		
☐	**Calf**	**0.2**		
C.	**Swine**			
☐	**Over 300 pounds**	**0.4**		
☐	**Between 55 and 300 pounds**	**0.3**		
☐	**Under 55 pounds** *(and separate from sow)*	**0.05**		
D.	**Horses**			
☐	**Horse**	**1.0**		
E.	**Sheep**			
☐	**Sheep or lamb**	**0.1**		

F.	**Chickens**			
☐	**Laying hen or broiler, if the facility has liquid manure system**	**0.033**		
☐	**Chicken over 5 pounds, if using dry manure system**	**0.005**		
☐	**Chicken under 5 pounds, if using a dry manure system**	**0.003**		
G.	**Turkeys**			
☐	**Over five pounds**	**0.018**		
☐	**Under five pounds**	**0.005**		
H.	**Ducks**			
☐	**Duck**	**0.01**		
I.	**Animals not listed in Item A to H**			
	Animals not listed in Item A to H **Type 1:** **_____** **Type 2:** **_____**	**Average weight of the animal in pounds divided by 1,000 pounds**	**1: _____** **2: _____**	**1: _____** **2: _____**

	TOTAL ANIMAL UNITS (Add up all numbers in column 4)			

Anaerobic Digestion: The process during which microorganisms break down organic material in the absence of oxygen in an enclosed vessel to produce energy and beneficial soil or agricultural supplements, and where permitted, shall adhere to the applicable requirements of, Minnesota law and Chapter 3500, Olmsted County Solid Waste Management Ordinance.

Antenna: Any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including but not limited to, directional antennas such as panels, microwave dishes, and satellite dishes, and omni-directional antennas, such as whip antennas.

AO Zone: An area of shallow flooding shown on the Olmsted County Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and undetermined, and where low velocity may be evident.

Area: See Buildable Area, Floor Area or Lot Area.

Asphalt Concrete Plant: Any facility used to manufacture asphalt concrete by heating and drying aggregate and mixing with asphalt cements; including dryers;

systems for screening, handling, storing, and weighing hot aggregate; systems for loading, transferring, and storing mineral filler; systems for mixing asphalt concrete; and the loading, transfer, and storage system associated with emission control system.

Base Flood: the flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation: The elevation of the "regional flood." The term "base flood elevation" is used in the flood insurance study.

Basement: Any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

Berm: A mound of earth, or the act of pushing earth into a mound.

Bluff: A topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance for 50 feet or more shall not be considered part of the bluff):

a) Part or all of the feature is located in a shoreland area;

b) The slope rises at least 25 feet above the ordinary high water level of the waterbody;

c) The grade or slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater; and

d) The slope must drain toward the waterbody.

Bluff Impact Zone: A bluff and land located within 20 feet from the top of a bluff.

Buildable Area: The area of a lot remaining after the minimum yard requirements of this ordinance have been met.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or material of any kind.

Building, Accessory: See Accessory Building.

Building Height: The vertical distance measured from the average ground elevation adjoining the front wall of the building to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, or to the average height between the eaves and ridge of a gable, hip or gambrel roof.

Building Line: An imaginary line separating the buildable area and the required minimum yard.

Building, Principal: See Principal Building or structure.

Building, Temporary: See Temporary Building or structure.

Campground: A plot of ground upon which two or more camp sites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes.

Cemetery: Property used for the interment of the dead.

Church: A building where persons regularly assemble for religious service and which is maintained and controlled by an organized group for public worship.

Commercial Wireless Telecommunication Services: Licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Commissioner: "Commissioner" means the Commissioner of the Department of Natural Resources.

Compost: The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat during the composting process and stabilized to the point that it is beneficial to plant growth and can be used as a soil amendment without further processing

Compost, Backyard Site: A site used to compost vegetative food scraps, garden wastes, weeds, lawn cuttings, leaves and prunings. by an owner, occupant, or lessee of a property. These sites do not exceed a maximum height of 5 feet tall and 5 feet x 5 feet square (or 4.6 Cubic Yards). Any finished compost produced shall be used on site and not transported off site or offered for sale. Compost, Backyard Sites shall be exempt from County permitting requirements and shall adhere to the requirements of the local zoning authority and Chapter 3500, the Olmsted County Solid Waste Management Ordinance.

Compost, Commercial Small Facility: A facility that accepts Source-Separated Organic Materials not generated on-site for processing into compost. Compost, Commercial Small Facilities must have less than 120 cubic yards of material on site at any time and shall also adhere to the requirements of the local zoning authority and the requirements of Chapter 3500, the Olmsted County Solid Waste Management Ordinance.

Compost, State of Minnesota Permitted Facility: A facility that includes State of Minnesota permitted Anaerobic Digester Systems, Compost Facilities and Source Separated Organic Material- Sites. These facilities or sites shall adhere to the

requirements of Minnesota law, the local zoning authority and Chapter 3500, the Olmsted County Solid Waste Management Ordinance.

Compost Facility: A site that accepts Source Separated Organic Materials or Yard Waste, including all structures or processing equipment used to control drainage, collect and treat leachate, and storage areas for the incoming waste, the final product, and residuals resulting from the composting process. These facilities or sites shall adhere to the requirements of Minnesota law, the local zoning authority and Chapter 3500, the Olmsted County Solid Waste Management Ordinance

Conditional Use: A use that would not be appropriate generally but may be allowed with appropriate restrictions upon finding that certain conditions and criteria exist and that the use is compatible with the neighborhood.

Concentrating Solar Power Device (CSP): A device designed to receive solar radiation and convert it to thermal energy, with some systems converting the thermal energy into electrical energy. Normally, a solar thermal collector includes a frame, glazing, and an absorber, together with appropriate insulation. The heat collected by the solar collector may be used immediately or stored for later use. Solar collectors are generally used for space heating; domestic hot water heating; and heating swimming pools, hot tubs, or spas. This definition also includes systems of mirrors that including tracking and focus sunlight onto receivers located at a focal point. The receivers may be thermal or photovoltaic.

Contractor: An individual or company which supplies materials and equipment and/or performs services in construction activities such as the erection, maintenance or repair of structures, the development of improvements such as sewer, water and streets, or specialized activities such as landscaping, painting, plumbing and the like.

Contractor's Equipment: Materials, machinery, supplies and vehicles used by a contractor in conjunction with construction related activity.

Contractor's Yard: An area on a lot, either open or enclosed, where contractor's equipment is left on a regular basis when not stored on a job site. This definition is not meant to apply to a vehicle, which does not have a commercial (Y-type) license and is rated less than 12,000 pounds gross vehicle weight, parked overnight on a driveway area, when it is neither loaded nor unloaded at that location and when it is used primarily for transportation to and from the job site.

Corner Lot: A lot abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Coverage: See Lot Coverage.

Critical Facilities: Facilities necessary to a community's public health and safety, those that store or produce highly volatile, toxic or water-reactive materials, and those that house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical facilities include hospitals, correctional facilities, schools, daycare facilities, nursing homes, fire and police stations, wastewater treatment facilities, public electric utilities, water plants, fuel storage facilities, and waste handling and storage facilities.

Crop Equivalent Rating: A soils rating system developed by the Soils Conservation Service based on the net value (gross value of crops minus production costs) of their productivity for commonly grown crops of the area. Commonly grown crops are corn, soybeans, small grains, hay and permanent pasture.

Deck: A horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than three feet above ground.

Depth: See Lot Depth.

Development Site: For single-family attached dwellings involving three or more buildings and for multiple family dwellings, those lot areas, along with any associated common open space identified in the open space plan required by Section 10.38, that are to be used to justify the density limitation established for the zoning district where the projects are to be located.

District, Zoning: See Zoning District.

Dwelling: Any building or portion thereof which contains one or more dwelling units not including buildings containing rooms for transient guests such as a hotel or motel, or a temporary or transient structure such as a tent, trailer or travel trailer.

Dwelling, Farm: See Farm Dwelling.

Dwelling, Mobile Home: See Mobile Home.

Dwelling, Multiple Family: A building containing three or more dwelling units.

Dwelling, Non-Farm: See Non-Farm Dwelling.

Dwelling, Single Family: A building containing only one dwelling unit.

Dwelling, Single Family Attached: A building containing a single family dwelling, attached at the side or sides in a series of two or more principal buildings, each containing not more than a one-family dwelling.

Dwelling, Single family Detached: A single-family dwelling surrounded by open space or yards, which is not attached to any other building, which is permanently attached to and supported by a permanent frost depth foundation system, and has a minimum dimension of not less than twenty two (22) feet at the first floor level of the dwelling. In addition, the requirements of Section 10.01 must be complied with. Under the provisions of Minnesota Statutes, Chapter 394.25, nothing herein shall prevent a manufactured home that meets the above mentioned criteria from being considered a single family detached dwelling.

Dwelling Site: A designated location for residential use by one or more persons using temporary or movable shelter, including camping and recreational vehicle sites.

Dwelling, Two Family: A building on a single lot containing two single family dwellings which are totally separated from each other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling Unit: A room or rooms, connected together, constituting a separate, independent housekeeping establishment for a family (for owner occupancy or rental, lease, or other occupancy on weekly or longer terms), physically separated from any other rooms or dwelling units that may be in the same structure, and containing its own independent kitchen and sleeping facilities, but not including temporary housing, such as recreational vehicles, etc.

Easement: A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Equal Degree of Encroachment: A method of determining the location of floodway boundaries so that flood plain lands on both sides of a stream are capable of conveying a proportionate share of the flood flows.

Essential Services: The erection, construction, alteration, or maintenance of underground, surface or overhead electrical, gas, steam, water and sewerage transmission and collection systems, and the equipment and appurtenances necessary for such systems to furnish an adequate level of public service, but not to include any buildings.

Family: One or more persons related by blood, marriage or adoption, including foster children, or a group of not more than five persons (excluding servants), some or all of whom are not related by blood, marriage or adoption, living together and maintaining a common household.

Farm: A lot used for agricultural or horticultural uses and comprised of either at least eighty (80) acres or two (2) contiguous and undivided quarter-quarter sections in the A-1 Agricultural Zoning District, or being at least thirty-five (35) acres in size in the other

Zoning Districts. For the purposes of determining a farm, a quarter-quarter section separated by only a public right-of-way shall be considered as an undivided quarter-quarter section.

Farm Dwelling: One single-family detached dwelling or mobile home located on a farm.

Farmstead: A rectangular area surrounded by a farmstead boundary which contains a farm dwelling and may contain other buildings which are or have been used for farming uses. In some instances minor amounts of tilled acreage or pasture land would be contained within the boundary to enable a rectangular boundary to be established.

Farmstead Boundary: An imaginary line separating a farmstead from tilled land and pasture land. For the purposes of this ordinance said tilled and nontilled acreage or a reasonable area encompassing existing farm buildings to ensure compliance with the yard requirements of this ordinance.

Farmstead Dwelling: A dwelling which on April 16, 1983, was located upon a farm, as defined by this ordinance, but subsequently subdivided from that farm onto a non farm lot which does not conform to the standards for non farm dwellings within the district where located.

Feedlot: See Animal Feedlot.

Fill: Sand, gravel, earth or other material of any composition whatsoever placed or deposited by humans.

Flood Fringe: That portion of the flood plain outside the floodway.

Flood Insurance Rate Map: An official map on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Flood Plain: The land adjacent to a body of water which has need or may be hereafter covered by flood water, including that land covered by the Regional Flood.

Flood Proofing: Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate, water and sanitary facilities, structures and their contents.

Flood Protection Elevation: A level one (1) foot above the Regional Flood plus any increase in flood level that would be caused by the future flood plain development outside the floodway.

FP1, FP2, FP3, FP4, FP5: Different classifications of flood proofing measures as defined by the State Building Code.

Flood, Regional: See Regional Flood.

Floodway: The minimum channel of a watercourse and those portions of the flood plain adjoining the channel that are required to discharge the Regional Flood.

Floor Area: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

Forest Land Conversion: The clear cutting of forested lands to prepare for a new land use other than re-establishment of a subsequent forest stand.

Front Lot Line: See Lot Line, Front.

Front Yard: See Yard, Front.

Garage: A building or part thereof used for storage of vehicles.

Glare: The sensation produced within the visual field by luminance that is sufficiently greater than the luminance to which the eyes are adapted, causing annoyance, discomfort, or loss in visual performance and visibility. For the purposes of this ordinance glare is reflected sunlight. Glare is an effect that causes a loss of or reduced contrast that results in vision being obscured.

Height: See Building Height.

Highway: See Road.

Home Occupation: An occupation which is customarily and traditionally conducted within a dwelling by its occupants and is clearly incidental and secondary to the principal use of the dwelling.

Hotel: See Motel.

Intensive Vegetation Clearing: The complete removal of trees or shrubs in a contiguous patch, strip, row or block.

Interior: See Lot, Interior.

Interior Side Lot Line: See Lot Line, Interior Side.

Interior Side Yard: See Yard, Interior Side.

Junk Yard: See Salvage or Junk Yard.

Kennel: Any lot or building on which five (5) or more dogs, cats, or other common household pets, that are six months of age or older, are kept permanently or temporarily boarded.

Landspreading: The placement of sewage sludge on or incorporated into the soil surface.

Landspreading Facility: Any land that is used for sewage sludge landspreading and is owned, leased, or rented by the political subdivision generating the sewage sludge.

Landspreading Site: Any land used for sewage sludge landspreading that is not owned, leased, or rented by the political subdivision generating the sewage sludge.

Licensed Shooting Preserve: Permitted shooting reserve as licensed by Minnesota Department of Natural Resources.

Lot: A designated parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

Lot Area: The area of a horizontal plane bounded by the front, side or rear lot lines, but not including any area occupied by the waters of lakes or rivers or by public right-of-ways, unless otherwise provided.

Lot, Corner: See Corner Lot.

Lot Coverage: That part or percentage of a lot occupied by structures, including accessory structures.

Lot Depth: The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot lines.

Lot, Interior: A lot other than a corner lot.

Lot Line: A line of record bounding a lot which divides one lot from another lot or from a right-of-way or any other public space.

Lot Line, Front: The lot line separating the lot from the road right-of-way.

Lot Line, Interior Side: Any lot line, other than a front or rear lot line, which separates a lot from another lot.

Lot Line, Rear: The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, a line ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Side Street: Any lot line, other than a front, rear or interior side lot line, which separates the lot from a road or street.

Lot, Non-Farm: See Non-Farm Lot.

Lot, Through: See Through Lot.

Lot of Record: Any legally recorded lot that, at the time it was recorded, fully complied with all applicable laws and ordinances.

Lot of Record, Non-Conforming: See Non-Conforming Lot of Record.

Lot Width: The horizontal distance between the side lines of a lot, measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line for the principal building.

Lowest Floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 Code of Federal Regulations, Part 60.3.

Manure Storage Facility: A manufactured manure storage structure, detention pond, sedimentation terrace, or manure catchment basin.

Manufactured Building: Has the following features or characteristics; it is:

A. Mass-Produced in a factory;

B. Designed and constructed for transportation to a site for installation and use when connected to required utilities;

C. Either an independent, individual building or a module for combination with other elements to form a building on the site.

Manufactured Home: A structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary and complies with the standards established under this chapter.

Manufactured Housing: A manufactured building or portion of a building designed for long-term residential use.

Marina: a shoreside facility that provides accommodation and service for boating and may include, but is not limited to, docks; boat slips; inside or outside storage of boats, boat trailers, storage cradles and other related marina items; where ancillary facilities

may be provided for some or all of such services as fueling, sewage pumpout, boat launching, minor boat repair, and accessory retail use.

Mobile Home: Manufactured housing built on a chassis.

Mobile Home Community: A mobile home park or a mobile home subdivision.

Mobile Home Park: A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use.

Mobile Home Subdivision: A subdivision designed to accommodate mobile homes on individual lots.

Motel or Hotel: A business comprising a series of attached or detached rental units, with or without eating facilities, used primarily as temporary residences for motorists, tourists or travelers.

Multiple Family Dwellings: See Dwelling, Multiple Family.

New Construction: Structures, including additions and improvements, and placement of manufactured homes, for which the start of construction commenced on or after the effective date of this ordinance.

Non-Buildable Lot: A lot which is not permitted to have a dwelling of any kind erected or placed upon said lot.

Non-Conforming Lot of Record: Any legal lot of record that at the time it was recorded fully complied with all applicable laws and ordinances but which does not fully comply with the lot requirements of this zoning ordinance concerning minimum area or minimum lot width.

Non-Conforming Structure: A structure the size, dimensions or location of which was lawful prior to the adoption of this zoning ordinance, but which fails by reason of such adoption, or subsequent revision or amendment, to conform to the present requirements of the zoning district.

Non-Conforming Use: A use or activity which was lawful prior to the adoption of this zoning ordinance but which fails, by reason of such adoption, or subsequent revisions or amendment, to conform to the present requirements of the zoning district.

Non-Farm Dwelling: A single-family detached dwelling or mobile home located on a lot which does not qualify as a farm.

Non-Farm Lot: A lot which does not qualify as a farm.

Obstruction: Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill structure or matter in, along, across, or projection into any channel, water

course or regulatory flood plain which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

Official Zoning Map: The map or maps which are a part of this ordinance and delineate the boundaries of the zoning districts.

Ordinary High Water Level: The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.

Parcel: A lot, as defined (see "Lot").

Pastures: Areas where grass or other growing plants are used for grazing and where the concentration of animals is such that a vegetation cover is maintained during the growing season except in the immediate vicinity of temporary supplemental feeding or watering devices.

Permitted Use: A use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Photovoltaic Device: An electronic device consisting of layers of semiconductor materials fabricated to form a junction (adjacent layers of materials with different electronic characteristics) and electrical contacts and capable of converting incident light directly into electricity (direct current).

Practical Difficulties: As used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance if granted, will not alter the essential character of the locality.

Prime Crop Land: Land which has been determined by the Agricultural Stabilization and Conservation Committee to be cropland, having a crop equivalency rating of 60 or greater.

Principal Building or Structure: The primary or predominant building or structure on any lot.

Principal Use: The primary or predominant use of any lot.

Public Park: An area of green space owned by a federal, state, or local government entity set apart for the recreation of the public.

Public Sewer and Water System: A system, other than an individual septic tank, tile field, or individual well, that is operated by a municipality, governmental agency, or a public utility for the collection, treatment and disposal of wastes and the furnishing of potable water.

Public Utility: A closely regulated private enterprise with an exclusive franchise for providing a public service.

Public Utility Facilities: Telephone, electric and cable television lines, poles, equipment and structures; water or gas pipes, mains, valves or structures; sewer pipes, valves or structures; pumping stations; telephone exchanges and repeater stations; and all other facilities, equipment and structures necessary for conducting a service by a government or a public utility. For the purposes of this ordinance, commercial wireless telecommunication service facilities shall not be considered public utility uses, and are defined separately.

Public Waters: Any waters as defined in Minnesota Statutes, Section 105.37, Subdivisions 14 and 15.

Quarter and Quarter-Quarter Section: A division of a section of land according to the rules of the original United States Government Public Land Surveyor.

Reach: A hydraulic engineering term to describe a longitudinal section of a stream or river influenced by a natural or man made obstruction.

Rear Lot Line: See Lot Line, Rear.

Rear Yard: See Yard, Rear.

Recreational Vehicle: A temporary structure, less than forty (40) feet in length, which can be towed, hauled or driven and is primarily designed as temporary housing accommodations for recreational, camping or travel use, including but not limited to travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Regional Flood: A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur with an average frequency in the magnitude of a one hundred (100) year recurrence interval.

Regulatory Flood Protection Elevation: A level no lower than one (1) foot above the Regional Flood elevation plus any increase in flood level that would be caused by future flood plain development outside the floodway.

Repetitive Loss: Flood related damages sustained by a structure on two separate occasions during a ten year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds 25% of the market value of the structure before the damage occurred.

Resort: A facility for transient guests where the primary attraction is generally recreational features or activities.

Right-Of-Way: A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, and other similar uses.

Right-Of-Way Lines: The lines that form the boundaries of a right-of-way.

River Corridor: Land located within 1,000 feet from the ordinary high water level or the landward extent of a flood plain designated by ordinance whichever is greater, for the following bodies of water:

1) the South Fork of the Zumbro River

2) the Middle Fork of the Zumbro River

3) Lake Zumbro

4) South Branch Middle Fork Zumbro River

Road: A public right-of-way, or a private right-of-way or easement serving two or more buildable non farm lots, affording primary access by pedestrians and vehicles to abutting properties, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, or otherwise.

Salvage or Junk Yard: An area where used, waste, discarded or salvaged materials are brought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled; including but not limited to scrap iron and other metals, paper, rags, rubber products, bottles and lumber. Storage of such materials in conjunction with a permitted manufacturing process when within an enclosed area or building shall not be included.

School: A public school as defined in Minnesota Statutes, Section 120.05 or a nonpublic school as defined in Minnesota Statutes, Section 123.932.

Semipublic Use: The use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

Sensitive Resource Management: The preservation and management of areas unsuitable for development in their natural state due to constraints such as shallow soils

over groundwater or bedrock, highly erosive or expansive soils, steep slopes, susceptibility to flooding, or occurrence of flora or fauna in need of special protection.

Setback: The minimum horizontal distance between a structure and the nearest property line or highway easement line; within shoreland districts it shall also mean the minimum horizontal distance between a structure and the ordinary high water mark.

Setback Line: That line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.

Sewage Sludge: As defined in Minnesota Statutes, section 115A.03, subdivision 29, means the solids and associated liquids in municipal wastewater which are encountered and concentrated by a municipal wastewater treatment plant. Sewage sludge does not include incinerator residues and grit, scum, or screenings removed from other solids during treatment.

Shore Impact Zone: Land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback.

Shoreland: Land located within the following distances from public waters: 1,000 feet from the ordinary high water level of a lake, pond or flowage; and 300 feet from a river or stream or the landward extent of a flood plain designated by ordinance on such a river or stream, whichever is greater. The practical limits of shorelands may be less than the statutory limits whenever the waters involved are bounded by natural topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner of the Department of Natural Resources.

Side Street Yard: See Yard, Side Street.

Side Yard: See Yard, Side.

Sign: Any object, device, display, structure or part thereof, situated outdoors or indoors, which is displayed to attract the attention of the public while on public streets, highways or walkways to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected image. Signs do not include flags of any nation, state, city, religion, fraternal or civic organizations, merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, scoreboards on athletic fields, sound trucks or other moving advertising media while operated on a public right-of-way, official traffic signs or symbols, banners announcing civic celebrations or events of special interest, mounted house numbers under 12 inches in height, mounted name plates or building address numbers under six square feet in area identifying the occupants or address of a building, or address or public information signs displayed for the convenience of the

traveling public, when established by a public pattern which by themselves would not convey a message about a business or product without other sign elements present.

Sign, General Advertising: A sign that directs attention to a business, service, event, product, or location not related to or on the premises where the sign is located.

Sign, Directional Advertising: A sign that directs attention to a business, service, or location not related to or on the premises where the sign is located.

Sign, Business: A sign which directs attention to a business or profession conducted, or to a commodity or service sold, offered or manufactured, or to an entertainment offered, on the premises where the sign is located.

Significant Historic Site: Any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minnesota Statutes, section 307.08. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota State Archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.

Single Family Attached Dwelling: See Dwelling, Single Family Attached.

Single Family Detached Dwelling: See Dwelling, Single Family Detached.

Single Family Dwelling: See Dwelling, Single Family.

Solar Collection System: Solar Collection System: A panel, array of panels or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling or water heating. These systems can include photovoltaic devices, concentrating solar power devices and other systems for the collection of solar energy. Such systems may provide power primarily to the principal use on a property and considered accessory to the principal use, or the facility may be the principal use of a property.

Solar Energy Farm: A group of interconnected solar collection systems connected to a public or private utility system through a system of transformers, distribution lines, which may include a substation. Operation, control, and maintenance functions are often centralized through a network of computerized monitoring systems, supplemented by visual inspection. This definition does not apply to solar collection systems that are constructed to serve an individual residential, commercial or industrial property not involved with electric power production. Offices, maintenance facilities, and equipment storage are not considered part of a solar energy farm.

Source-Separated Organic Materials: Materials that are separated at the source by waste generators for the purpose of preparing them for use as compost or food to animals; are comprised of food waste, coffee grounds, eggshells, garden wastes, weeds, lawn cuttings, leaves and prunings, and straw, or any other materials as defined by Olmsted County Board resolution and posted on the Olmsted County website.

Special Flood Hazard Area: A term used for flood insurance purposes synonymous with "One Hundred Year Floodplain."

Specified Anatomical Areas: Anatomical areas consisting of:

A. Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breast(s) below a point immediately above the top of the areola; and

B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Activities consisting of the following:

A. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following sexually-oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphis, zooerasty; or

B. Clearly depicted human genitals in the state of sexual stimulation, arousal or tumescence; or

C. Use of human or animal ejaculation, sodomy, oral copulation, coitus, or masturbation; or

D. Fondling or touching of nude human genitals, pubic region, buttocks, or female breasts; or

E. Situations involving a person or persons, any of whom are nude, clad in undergarments or in sexually revealing costumes, and who are engaged in activities involving the flagellation, torture, fettering, binding or other physical restraint of any such persons; or

F. Erotic or lewd touching, fondling, or other sexually-oriented contact with an animal by a human being; or

G. Human excretion, urination, menstruation, vaginal or anal irrigation.

Start of Construction: includes substantial improvement, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit's expiration date. The actual start is either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State Building Code: The Minnesota State Building Code, setting forth standards for the construction, addition, modification, and repair of buildings and other structures for the purpose of protecting the health, safety and general welfare of the public.

Steep Slope: Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this ordinance. Where specific information is not available, steep slopes are lands having average slopes over 12 percent over horizontal distances of 50 feet or more, that are not bluffs.

Street: See Road.

Structure: Anything constructed or erected on the ground or attached to the ground or on site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes, travel trailers/vehicles not meeting the exemption criteria specified in Section 9.04 (A,3) of this ordinance and similar items.

Structure, Accessory: See Accessory Structure.

Structure Alteration: Any changes in the supporting members of any building, such as bearing walls, columns, beams or girders, or any substantial change in the roof and exterior walls.

Structure, Non-Conforming: See Non-Conforming Structure.

Structure, Principal: See Principal Structure.

Structure, Temporary: See Temporary Structure.

Sub-Standard Shoreland Use: Any use in the shoreland district existing prior to the date of enactment of this zoning ordinance which was permitted but does not meet the minimum lot area and length of water frontage, structure setbacks, or other dimensional standards of the shoreland district.

Substantial Damage: Damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement: Within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

B. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." For the purpose of this ordinance, "historic structure" is as defined in 44 Code of Federal Regulations, Part 59.1.

Supervised Living Facility: A facility providing lodging plus supervision, counseling, or rehabilitative services to five or more persons and licensed as such under the Minnesota State Health Code.

Surface Water-Oriented Commercial Use: The use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conduct of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.

Swimming Pool, Private: A structure, not located within a completely enclosed building, for swimming or bathing purposes, which is capable of containing water at a depth of one and one half (1 1/2) feet or greater.

Swimming Pool, Above Grade: A swimming pool whose exposed sides have a height of four (4) feet or greater above the natural ground located adjacent to said swimming pool.

Swimming Pool, Below Grade: A swimming pool whose exposed sides have a height of less than four (4) feet above the natural ground located adjacent to said swimming pool.

Temporary Building or Structure: A building or structure without any foundation or footings and which shall be removed when the designated time period, activity or use for which the temporary building or structure was erected has ceased.

Temporary Use: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Through Lot: A lot having frontage on two (2) parallel roads or which fronts upon two streets which do not intersect at the boundaries of the lot.

Toe of the Bluff: The lower point of a 50 foot segment with an average slope exceeding 18 percent.

Top of the Bluff: The higher point of a 50 foot segment with an average slope exceeding 18 percent.

Tower: Any ground or roof mounted pole, spire, structure, or combination thereof taller than 15 feet, including supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of mounting an antenna, meteorological device, or similar apparatus above grade.

Two Family Dwelling: See Dwelling, Two Family.

Unit: See either Animal Unit or Dwelling Unit.

Use: The purpose or activity for which land or structures are used.

Use, Accessory: See Accessory Use.

Use, Conditional: See Conditional Use.

Use, Non-Conforming: See Non-Conforming Use.

Use, Permitted: See Permitted Use.

Use, Principal: See Principal Use.

Use, Temporary: See Temporary Use.

Variance: A modification or variation of the strict provisions of this zoning ordinance, as applied to a specific piece of property, in order to provide relief for a property owner because practical difficulties imposed upon him by this ordinance. A variance shall normally be limited to height, bulk, density and yard requirements. A modification in the allowable uses within a district shall not be considered a variance.

Variance, Practical Difficulties: Variance, Practical Difficulties: As used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.

Water Oriented Accessory Structure or Facility: A small above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

Wetland: A surface water feature classified as a wetland in the United States Fish and Wildlife Service Circular No. 39 (1971 edition).

Width: See Lot Width:

Wind energy conversion system (WECS): Wind energy conversion system (WECS): A wind energy conversion system as defined in Minnesota Statute 216C, as amended ("… any device such as a wind charger, windmill, or wind turbine and associated facilities that converts wind energy to electrical energy").

WECS, large (LWECS): A large wind energy conversion system (LWECS) as defined in Minnesota Statute 216C, as amended ("… any combination of WECS with a combined nameplate capacity of 5,000 kilowatts or more").

WECS Meteorological Tower: A tower which is erected primarily to measure wind speed, density, and direction along with other data relevant to siting WECS.

WECS, small (SWECS): A small wind energy conversion system (SWECS) as defined in Minnesota Statute 216C ("… any combination of WECS with a combined nameplate capacity of less than 5,000 kilowatts").

WECS, Small non-utility: A facility consisting of a single WECS which is incidental and subordinate to a permitted use on the same parcel and that has a rated generating capacity of 100 kW or less which supplies electrical power for on-site use, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, generated electrical power may be transferred to the utility company.

WECS, Small utility: A SWECS with more than one WECS; or any SWECS which is intended to produce electricity primarily for sale to a rate-regulated or non-regulated utility, or primarily for use off site; or any SWECS that has a combined generating

capacity of more than 100 kW and less than an LWECS. The SWECS is considered a primary use of the site.

Wind turbine: A machine used to produce electricity by converting the kinetic energy of wind to electrical energy. A turbine consists of a rotor, nacelle and tower.

Wooded or Woodland: An area with a stand or trees that has a canopy cover, as shown on the most recent aerial photographs, of at least fifty (50%) percent, being at least one (1) acre in size and having a minimum width of at least one hundred (100) feet.

Yard: A required open space on a lot which is unoccupied and unobstructed by a building from its lowest ground level to the sky except as expressly permitted in this ordinance. A yard shall extend along a lot line and at right angles to such a lot line to a depth or width specified in the yard regulations for the district in which such lot is located.

Yard, Front: A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.

Yard, Interior Side: The side yard abutting another lot.

Yard, Rear: A yard extending across the full width of the lot between the rear line and the nearest line of the principal building.

Yard, Side: A yard extending from the front yard to the rear yard, the width of which is the minimum horizontal distance between the side lot line and a line parallel thereto on the lot.

Yard, Side Street: A side yard abutting a road or street right-of-way.

Yard Waste: Garden wastes, leaves, and lawn cuttings, but does not include tree and brush waste.

Youth Facility: A public playground, public swimming pool, public library, or licensed day care facility.

Zoning Administrator: The Planning Director of the Olmsted County Planning Department or his authorized representative.

Zoning Certificate: A document signed by the Zoning Administrator required in the zoning ordinance as a condition precedent to the commencement of a use or the

erection, construction, reconstruction, restoration, alteration, conversion, or installation of a structure or building, which acknowledges that such use, structure or building complies with the provisions of this zoning ordinance or authorized variance there from.

Zoning District: A specifically delineated area in the county within which regulations and requirements uniformly govern the use, placement, spacing and size of land and structure.

Zoning Map: See Official Zoning Map

ARTICLE III -- ADMINISTRATION

Section 3.00 ZONING ADMINISTRATOR:

The Planning Director of the Olmsted County Planning Department shall have the power and duty to administer and enforce this ordinance. The Planning Director may designate employees of the Olmsted County Planning Department to act upon his behalf to administer and enforce this ordinance.

Section 3.02 ZONING ADMINISTRATOR, SPECIFIC POWERS AND DUTIES:

The Zoning Administrator shall have the following powers and duties in addition to any others he may now have or hereafter be given. The Zoning Administrator shall:

A. Enforce and administer this ordinance;

B. Issue zoning certificates and any other permits as required by the terms of this ordinance;

C. Conduct inspections of the use of buildings and land to determine compliance with the terms of this ordinance;

D. Maintain permanent and current records of this ordinance, including but not limited to all maps, amendments, and conditional uses, variances, appeals and applications therefor;

E. Receive, publish legal notices, research and report upon all applications for appeals, variances, conditional uses, amendments, and other matters to the designated official bodies;

F. Assist the Township Board, Planning Advisory Commission and Board of Adjustment upon matters of land use development and regulations;

G. Institute in the name of the township, any appropriate actions or proceedings against a violator.

Section 3.04 COMPLIANCE REQUIRED:

It shall be the duty of all property owners, architects, contractors, subcontractors, builders and other persons involved in the use of property, the erecting, altering, changing or remodeling of any building or structure, including tents and mobile homes, before beginning or undertaking any such use or work, to see that such work does not conflict with and is not in violation of the provisions of this ordinance; and any such property owner, architect, builder, contractor or other person using property, or doing or performing any such work and in violation of the provisions of this ordinance shall be held accountable for such violation.

Section 3.06 ZONING CERTIFICATE:

It shall be unlawful to use, occupy or permit the use or occupancy of any building or premises or part thereof, hereafter, created, erected, changed, converted, altered, or enlarged in its use or structure until a zoning certificate shall have been issued by the Zoning Administrator stating that the use of the building or land conforms to the requirements of this ordinance. Where a non conforming use or structure is extended or substantially altered, the zoning certificate shall specifically state the manner in which the non conforming structure or use differs from the provisions of this ordinance.

Permits must be obtained from the Zoning Administrator to verify development meets the standards of the flood plain regulations of this ordinance prior to conducting any activities cited within this section and including these additional activities:

A. The construction of a dam, on-site septic system;

B. The repair of a structure that has been damaged by flood, fire, tornado, or any other source;

C. The placement of fill, excavation, or storage of materials or equipment with the floodplain;

D. Relocation or alteration of a watercourse (including replacement of culverts and bridges) unless a public waters permit has been applied for.

Section 3.08 VIOLATIONS:

A. Any property, building or structure being used, erected, constructed or reconstructed, altered, repaired, converted or maintained in a manner not permitted by this ordinance, shall be prohibited. The Township Board or the Zoning Administrator may institute appropriate actions or proceedings to prevent, restrain, correct or abate such violations or threatened violations. In addition, violations of this ordinance occurring in flood plain or shoreland areas will be forwarded to the Commissioner of Department of Natural Resources.

B. Enforcement: Violations of the provisions of this ordinance will be investigated and resolved in accordance with the provisions of applicable Section(s) of the zoning ordinance/code. In responding to a suspected ordinance violation, the Zoning Administrator and (Governing Body) may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. Olmsted County must act in good faith to enforce these official controls

and to correct ordinance violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.

Section 3.10 PENALTIES:

Any person, firm, corporation or entity violating the provisions of this ordinance shall be guilty of a misdemeanor. Each day that violation is committed or permitted to exist shall constitute a separate offense. The imposition of any fine or sentence shall not exempt the offender from compliance with the requirements of this ordinance; and the Township may pursue, by appropriate actions or proceedings, any or all additional other remedies.

Section 3.12 RECORDS:

The Zoning Administrator shall maintain a record of the elevation of the first floor (including basement) of all new structures or additions to existing structures in the FFA and FFB flood fringe districts as specified in Article IX, Section 9.00. A record of the elevations and flood proofing measures to which structures or additions are floodproofed shall also be maintained.

Section 3.14 BOARD OF ADJUSTMENT:

A. The Board of Adjustment is established in accordance with Minnesota Statutes Section 394.33 and 366 and as hereafter amended.

B. The Board of Adjustment shall consist of three (3) elected officials of the Township Board.

C. Members of the Board of Adjustment shall be subject to removal, for cause, upon majority vote by the Township Board, after notice and opportunity for hearing before the Board.

D. Members whose terms have expired shall continue to serve as members of the Board of Adjustment until their replacements have been appointed.

E. Meetings of the Board of Adjustment shall be held at the call of the chairman and at such other times as the Board, in its rules of procedure, may specify.

The chairman of the Township Board shall act as chairman of the Board of Adjustment and shall appoint the Township Clerk to act as secretary. It shall adopt rules for transaction of its business and shall keep a public record of its transactions, findings, and determinations. Staff services for the Board of Adjustment shall be furnished by the County.

F. The Board of Adjustment shall act upon all questions as they may arise in the administration of this zoning ordinance; and it shall hear and decide

appeals from, and review any order, requirement, decision, or determination made by an administrative official charged with enforcing this zoning ordinance. Such appeal may be taken by any person aggrieved or by any officer, department, board or bureau of a town, municipality, county or state. The appeal procedures are indicated in Section 4.06 of this zoning ordinance.

The Board of Adjustment shall also have the authority to grant variances to the provisions of this zoning ordinance under certain conditions. The conditions and procedures for issuance of a variance are indicated in Section 4.08 of this zoning ordinance.

ARTICLE IV -- ZONING PROCEDURES

Section 4.00 AMENDMENTS:

The Township Board may adopt, by a majority vote of all members of the Board, amendments to the zoning ordinance and to the official zoning map, which reflect the goals and policies of the County and/or Township as reflected in the Comprehensive Plans of the County or Township or changes in conditions in the County or Township.

A. Types of Amendments:

1. A change in district boundaries (rezoning);
2. A change in district regulations;
3. A change in any other provision of this ordinance.

B. Initiation of Proceedings: The procedure for amending the zoning ordinance shall be initiated by at least one of the following three methods:

1. By petition of an owner or owners of property which is proposed to be rezoned or for which district regulations changes are proposed;
2. By recommendation of the Planning Advisory Commission;
3. By action of the Board.

C. Amendment Procedures-Property Owners: The procedures for a property owner to initiate an amendment to the ordinance are as follows:

1. The applicant shall obtain the application and necessary forms from the Olmsted County Planning Department.
2. The Zoning Administrator shall set a date for the public hearing at the next Planning Advisory Commission meeting that would allow adequate time to publish the legal notices and the mailing of such notices to surrounding property owners as specified in Minnesota Statutes, Section 394.26. Failure of any property owner or occupant to receive such notice shall not invalidate the proceedings, provided a bona-fide attempt to give such notice has been made. All amendments to this ordinance pertaining to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts shall be submitted to and approved by the Commissioner of Natural Resources and the Federal Insurance Administration prior to their adoption. (Notification does not apply to the Flood Prone District)
3. The Commission shall hold the public hearing, adopt findings based upon the evidence established during the hearing and provide a

recommendation to the Board within thirty five (35) days of the Commission's scheduled public hearing date.

4. Following the Commission hearing, the Board shall conduct a public hearing in accordance with Minnesota statutes, Section 394.26. The Board shall adopt findings and shall act upon the application within sixty (60) days of the Board's scheduled public hearing date.

5. No application of a property owner for an amendment to the text of this zoning ordinance or the Official Zoning Map shall be reconsidered by the Planning Advisory Commission within the one (1) year period following a denial by the Township Board of such request, except the Commission may permit a new application if in the opinion of the Commission new evidence or a change of circumstances warrant it.

D. Amendment Procedures-Planning Advisory Commission: The procedures for the Planning Advisory Commission to initiate a rezoning or an amendment to this ordinance are as follows:

1. The Planning Advisory Commission shall pass a motion recommending an amendment to this ordinance.

2. The Zoning Administrator shall set a date for the public hearing before the Planning Advisory Commission in accordance with the public hearing requirements, Section 394.26 of the Minnesota Statutes. Failure of any property owner or occupant to receive such notice shall not invalidate the proceeding, provided a bona-fide attempt to give such notice has been made. Township-wide amendments to this zoning ordinance need not be mailed to property owners or surrounding property owners affected by such an amendment. However, in the event that the Olmsted County Planning Advisory Commission requests a text amendment, the public hearing held by the Olmsted County Planning Advisory Commission shall suffice in lieu of a public hearing held by the Oronoco Township Planning Advisory Commission.

3. All amendments to this zoning ordinance pertaining to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts shall be submitted to and approved by the commissioner of Natural Resources prior to their adoption. Changes to the Official Zoning Map pertaining to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts also require prior approval by the Federal Insurance Administration.

4. The Commission shall hold the public hearing, adopt findings based upon the evidence established during the hearing and provide a recommendation to the Board within thirty-five (35) days of the Commission's scheduled public hearing date.

5. The Board shall conduct a public hearing in accordance with Minnesota Statutes, Sections 394.26. The Board shall adopt findings and act upon the application within sixty (60) days of the Board's schedule public hearing date.

E. Amendment Procedures-Township Board of Supervisors: The procedures for the Township Board of Supervisors to initiate a rezoning or an amendment to this ordinance are as follows:

1. The Board shall pass a motion indicating their intent to amend this ordinance.

2. The Board shall submit the proposed amendment to the Planning Advisory Commission for review and comment.

3. The remainder of the procedures are the same as those specified in Section 4.00 (D) (2 4). However, in the event that the Olmsted County Board requests a text amendment, the public hearing held by the Olmsted County Planning Advisory Commission shall suffice in lieu of a public hearing held by the Oronoco Township Planning Advisory Commission.

F. Amendment Procedures: Sections 10.20 and 10.21: In addition to the procedures outlined above, any proposed amendment to the text addressing Sections 10.20 and 10.21 shall be referred to the Olmsted County Soil and Water Conservation District Board for comment prior to action by the Planning Advisory Commission or the Township Board.

G. General Development Plan:

1. Purpose: Olmsted County considers vital the orderly, integrated, compatible development of the limited land area within the county. The Oronoco Township General Land Use Plan establishes general land use policy. The zoning ordinance establishes detailed policies, regulations, and standards for specific areas of the township. General development plans are necessary to:

(a) Insure that the landowner and developer investigates the broad effects development of property will have on the site

and also on adjacent properties and the public infrastructure;

(b) guide the future growth and development of those portions of the county identified for development in accordance with the land use plan;

(c) protect the natural, social and economic character of the county by encouraging orderly development that assures appropriate timing and sequencing;

(d) ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed development(s);

(e) prevent the pollution of water bodies and groundwater; assure the adequacy of drainage; and establish protection for and wise management of natural resources in the county;

(f) provide for open spaces through the efficient design and layout of the land;

(g) avoid and remedy the problems associated with improperly subdivided lands, including premature subdivision and scattered subdivision.

2. When a General Development Plan is required:

(a) A general development plan is required for any land use plan amendment, zone change, or subdivision of land requiring platting on land located within an Urban Service Area as identified in the Olmsted County Land Use Plan.

1) A general development plan shall not be required for any portion of an area for which a general development plan has previously been approved by the Board.

2) A general development plan may be waived by the Board based on the factors of subsection 2 (b) (1-6).

(b) In the review and approval of a proposed zoning district amendment in the Suburban Development Area, the Planning Advisory Commission and the Board shall first determine whether a general land use plan shall be required, based on the following factors:

1) consistency with the land use plan policies;

2) the size of the subject property and parcels adjacent thereto;

3) the potential for street, surface water runoff and drainage system, and open space connections from the subject property to adjacent property, developed or undeveloped;

4) the amount of undeveloped land in the vicinity and amount that borders the subject property; whether proposed development is infill development;

5) onsite and adjacent property site characteristics including floodplain, shorelands, public waters, bluff land, and public streets and street pattern;

6) adjacency to the Rochester Urban Service Area;

7) sufficiency of public facilities and services serving the proposed development area, and appropriate timing of and location of development.

(c) The Oronoco Township Board of Supervisors shall have the authority to initiate a general development plan for a parcel or area located within the Rochester Urban Service Area or the Suburban Development Area as designated on the Olmsted County General Land Use Plan.

3. A General Development Plan shall be acted on separately by the Oronoco Township Planning Advisory Commission and Township Board of Supervisors in accordance with the procedures of Section 4.00 Amendments. A General Development Plan and zoning map amendment may be reviewed at the same time in the hearing process. The action taken must be by separate motion of the Planning Advisory Commission and Township Board of Supervisors.

4. A General Development Plan should include:

a) all current parcels proposed for subdivision and development under the rezoning;

b) all other parcels abutting the property proposed for rezoning or within one half mile of the boundaries of the property proposed for rezoning located within the urban service area,

urban reserve area, or the suburban development area as delineated on the land use plan;

c) all adjacent lands under the same ownership as the owner or applicant proposing the rezoning; and,

d) all parcels needed to provide access to public roads.

5. The following physical and planning factors should be addressed in a General Development Plan:

a) existing and proposed land uses, densities, and general lot sizes and location;

b) transportation and other infrastructure systems internal to the planning area, including the street pattern and connections to the external street network and shared water supply and sewage treatment systems;

c) the surface water drainage system;

d) the open space system that may include natural resource lands (unique habitat, sensitive lands (shorelands, wetlands, floodplain, steep slopes, sinkhole concentrations) and other features dependent on the site); and,

e) the schedule for development of infrastructure.

6. In the review of a General Development Plan, the Planning Advisory Commission and the Board of Supervisors shall make findings indicating that:

a) proposed land uses are in accordance with the Olmsted County General Land Use Plan and zoning map and the Oronoco Township General Land Use Plan and zoning map;

b) the street pattern is appropriate to serve properties under consideration;

c) the proposal makes provision for planned capital improvements and streets based on the county capital improvement plan and Thoroughfare Plan;

d) the proposal makes adequate provision for surface water drainage, soil erosion control, water supply, and sewage treatment, consistent with State law and rule and County or Township ordinance;

e) the lot, block and street layout is consistent with the General Land Use Plan use, development, and resource management policy, and subdivision design principles;

f) unique natural resource features and sensitive areas are protected through the open space provisions and appropriate lot layout;

g) development will occur in an orderly fashion; and

h) connecting roads are adequate to handle projected traffic, or provision has been made to correct deficiencies.

i) The development layout is consistent with all provisions of the floodplain regulations within the zoning and subdivision ordinances.

H. Amendment Findings:

1. The proposal is consistent with the policies of the Oronoco Township General Land Use Plan;

2. the amendment is in the public interest;

3. the proposed development is timely based on surrounding land uses, proximity to development, and the availability and adequacy of infrastructure;

4. the proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and the neighborhood;

5. the proposal does not result in a spot zoning;

6. the proposal is consistent with a General Development Plan for the area, if one exists.

Section 4.02 CONDITIONAL USE:

The purpose of a conditional use is to permit a use that would not be appropriate generally but may be allowed with appropriate restrictions upon a finding that 1) certain conditions as detailed in the zoning ordinance exist, and 2) the use or development conforms to the Comprehensive Plan, and 3) is compatible with the existing area.

A conditional use is allowed only after a petition for a permit has been approved by the Planning Advisory Commission, except when there is an appeal to the Commission decision; then, only after the approval of the Township Board of Supervisors.

A. Criteria for Granting Conditional Uses: In granting a conditional use, the Planning Advisory Commission shall consider the effect of the proposed use on the Comprehensive Plan and upon the health, safety and general welfare of occupants of surrounding lands. Among other things, the Commission shall consider the following:

1. The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of such property;

2. The proposed use will not impede the normal and orderly development and improvements of the surrounding property;

3. Adequate utilities, parking, drainage and other necessary facilities will be provided;

4. Adequate ingress and egress will be provided to minimize traffic congestion in the public streets;

5. The traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the Township or County in order to handle the additional traffic generated by the use.

6. Adequate measures have been taken or proposed to prevent or control offensive odor, fumes, dust, noise, vibration, or lighting which would otherwise disturb the use of neighboring property.

7. The special criteria or requirements indicated in Article X, General Regulations, are complied with;

8. The water and sanitary systems are or would be adequate to prevent disease, contamination and unsanitary conditions.

When deciding on conditional uses to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts, the following additional factors shall also be considered:

9. The danger to life and property due to increased flood heights or velocities caused by encroachments.

10. The danger that materials may be swept onto other lands or downstream to the injury of others.

11. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

12. The relationship of the proposed use to the flood plain management program for the area.

13. The safety of access to the property in times of flood for ordinary and emergency vehicles.

14. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

15. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

16. The importance of the services provided by the proposed facility to the community.

17. The requirements of the facility for a waterfront location.

18. The availability of alternative locations not subject to flooding for the proposed use.

19. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

20. Based upon technical evaluation of the designated engineer or expert, the Planning Commission shall determine the specific flood hazard at the site and evaluate the suitability of the proposed use in relation to the flood hazard.

    When deciding on a conditional use to the A-1, A-2, A-3, and A-4 Agricultural Districts, the following additional factors shall be considered.

21. The amount of prime agricultural land with a crop equivalent rating of 60 or above that would be taken out of production as a result of the use.

22. The need for new public roads or the need for improvement to existing public roads is minimal.

23. A thorough evaluation of the water body and topographic, vegetation, and soils conditions on the site must be made to ensure:

    a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction

    b. The visibility of structures and other facilities as viewed from public waters is limited;

    c. The site is adequate for water supply and on-site sewage treatment; and

    d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

B. Additional Conditions: In permitting a new conditional use or the alteration of an existing conditional use, the Planning Advisory Commission may impose, in addition to those standards and requirements expressly specified by this ordinance, additional conditions which the Planning Advisory Commission considers necessary to protect the best interest of the surrounding area or the County as a whole. These conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size or location of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Limiting the hours of operation.
10. Limiting the length of time for which the conditional use may exist.
11. Increased setbacks from the ordinary high water level.

12. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.

13. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

C. Required Exhibits: The following exhibits shall be required unless waived by the Zoning Administrator:

1. A completed application form.

2. An accurate boundary description of the property.

3. A development plan of the property showing the existing or proposed buildings, streets, access roads, driveways, parking spaces and signs.

4. Landscaping and screening plans.

5. Drainage Plan.

Conditional uses pertaining to the Floodway, Flood Fringe (FFA and FFB) and Flood Plain Districts, Sections 9.02, 9.04, 9.06, and 9.08, shall, in addition to the previous exhibits, require the following:

6. Plans in triplicate drawn to scale showing the nature, location, dimensions and elevations of the lots, existing or proposed, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the stream channel.

7. Specifications for building construction and materials, flood proofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities.

8. Any additional information deemed necessary by the Planning Advisory Commission to determine the suitability of the particular site for the proposed use.

9. State and Federal Permits. Prior to granting a permit or processing an application for a Conditional Use Permit the Zoning Administrator shall determine that the applicant has obtained all necessary State and Federal Permits.

D. Conditional Use Procedures: The procedures for a property owner to obtain a conditional use are as follows:

1. The applicant shall obtain the application and necessary forms from the Rochester-Olmsted Planning Department.

2. The applicant shall return the application to the Rochester-Olmsted Planning Department along with the required exhibits and pay the fee established by the Board for processing the conditional use procedures. The applicant shall also pay any fees established by the Olmsted County Board of Commissioners.

3. Prior to the processing of the application for a conditional use pertaining to the Floodway, Flood Fringe (FFA and FFB) and Flood Plain Districts, the Zoning Administrator shall determine that the applicant has obtained all necessary state and federal permits pertaining to flood proofing and flood protection measures.

If the conditional use is with respect to either the Floodway, Flood Fringe (FFA and FFB) or the Flood Plain Districts, the Zoning Administrator shall transmit one (1) set of plans to a designated engineer or other expert person or agency acceptable to the county for technical assistance in evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of the plans for protections, and other matters.

In addition, the Zoning Administrator shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed Conditional Use sufficiently in advance so that the Commissioner will receive at least ten (10) day's notice of the hearing.

Upon receipt of an application for a Conditional Use Permit for a use within A Zones without a Floodway designation the Zoning Administrator must use the floodway delineation procedure outlined in Section 9.01 to determine which requirements shall apply. If the site is determined to be floodway, the requirements of Sections 9.02, 9.04 or 9.06 shall apply.

a) Upon receipt of an application for a Conditional Use Permit for a use within the General Flood Plain District, the applicant shall be required to furnish such of the following information as is deemed necessary by the Zoning Administrator for the determination of the Regulatory Flood Protection Elevation and whether the proposed use is within the Floodway or Flood Fringe District.

1) A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high water information.

2) Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets; photographs showing existing land uses and vegetation upstream and downstream; and soil type.

3) Profile showing the slope of the bottom of the channel or flow line of the stream for at least 500 feet in either direction from the proposed development.

b) The applicant shall be responsible to submit one copy of the above information to a designated engineer or other expert person or agency for technical assistance in determining whether the proposed use is in the Floodway or Flood Fringe District and to determine the Regulatory Flood Protection Elevation. Procedures consistent with Minnesota Regulations 1983, Parts 6120.5000 6120.6200 shall be followed in this expert evaluation. The designated engineer or expert is strongly encouraged to discuss the proposed technical evaluation methodology with the respective Department of Natural Resources' Area Hydrologist prior to commencing the analysis. The designated engineer or expert shall:

1) Estimate the peak discharge of the regional flood.

2) Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

3) Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than 0.5 foot. A lesser stage increase than .5' shall be required if, as a result of the additional stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the

stream within the reach shall be assumed in computing floodway boundaries.

c) The Zoning Administrator shall present the technical evaluation and findings of the designated engineer or expert to the Planning Advisory Commission. The Commission must formally accept the technical evaluation and the recommended Floodway and/or Flood Fringe District Boundary or deny the permit application. The Planning Commission, prior to official action, may submit the application and all supporting data and analyses to the Federal Emergency Management Agency and the Department of Natural Resources for review and comment. Once the Floodway and Flood Fringe Boundaries have been determined, the permit application may be processed.

4. The Zoning Administrator shall set a date for the public hearing before the Planning Advisory Commission in accordance with the public hearing requirements in Minnesota Statutes, Section 394.33 and 366. Failure of any property owner or occupant to receive such notice shall not invalidate the proceeding, provided a bona-fide attempt to give such notice has been made.

5. The Commission shall hold the public hearing and adopt findings based upon the evidence established during the hearing and shall act upon the application within thirty five (35) days from the date of the public hearing. Appeals from the decision of the Planning Advisory Commission can be made to the Township Board of Supervisors.

6. The Planning Advisory Commission's decision granting the conditional use with respect to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain districts shall be forwarded by mail to the Commissioner of Natural Resources within ten (10) days of such action.

7. The Zoning Administrator shall transmit a certified copy of an approved conditional use, along with the legal description of the property, to the County Recorder for recording except when the Commission's decision is being appealed.

8. A conditional use permit shall remain in effect for so long as the conditions of the permit are observed or complied with.

9. No application for conditional use shall be reconsidered by the Planning Advisory Commission within the one (1) year period following a denial of such request, except the Commission may permit a new application if, in the opinion of the Commission, new evidence or a change of circumstances warrant it.

10. Should no construction or use begin within one year from the date of approval, or should the approved conditional use be discontinued for a period of one year, the conditional use shall be void.

Section 4.04 APPEAL OF A PLANNING ADVISORY COMMISSION DECISION:

A decision of the Planning Advisory Commission may be appealed to the Township Board of Supervisors. Such appeal may be taken by a person aggrieved or by any officer, department, board or bureau of a town, municipality, county or state. Should a zoning certificate or building permit have been issued as a result of the Commission's decision, such permit shall be suspended until the Township Board has rendered a decision on the appeal.

A. Appeal Procedures:

1. The appeal application shall be submitted to the Olmsted County Planning Department within ten (10) days of the Commission's decision and the appellant shall pay the fee for the appeal as established by the Township Board of Supervisors and the County Board of Commissioners.

2. Within thirty five (35) days after receipt of the appeal application, the Board shall hold a public hearing in accordance with Minnesota Statutes, Section 394.26. The Board shall adopt findings and shall act upon the appeal within thirty five (35) days of the Board's scheduled public hearing date.

3. A decision of the Board granting the conditional use pertaining to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts shall be forwarded by mail to the Commissioner of Natural Resources within ten (10) days of such action.

4. A certified copy of an approved conditional use, along with the legal description of the property, shall be transmitted to the County Recorder for recording.

Section 4.06 APPEAL OF THE ZONING ADMINISTRATOR'S DECISION:

A decision of the Zoning Administrator or any administrative official charged with enforcing this zoning ordinance may be appealed to the Board of Adjustment. Such

appeal may be taken by any person aggrieved or by any officer, department, board or bureau of a town, municipality, county or state. An appeal stays all proceeding of action in accordance with Minnesota Statutes Section 394.27.

A. Appeal Procedures:

1. The appeal application shall be submitted to the Olmsted County Planning Department within ten (10) days of the Zoning Administrator or administrative official's decision. The appellant shall pay the fee for processing the appeal as established by the Township Board of Supervisors and the County Board of Commissioners.

2. Within thirty five (35) days after receipt of the appeal, the Board of Adjustment shall hold a public hearing and notify the appellant, the official from whom the appeal is taken, and the public in accordance with Minnesota Statutes Section 394.26 and 394.27. The Board of Adjustment shall adopt findings and shall act upon the appeal within thirty five (35) days of the Board's scheduled public hearing date.

Section 4.08 VARIANCES:

The Oronoco Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the variances are consistent with the comprehensive plan. The Oronoco Board of Adjustment may not permit as a variance any use that is not permitted for the property in the district where the affected person’s land is located. The Oronoco Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

A. Criteria for Granting a Variance: A variance may be granted only when the applicant for the variance establishes that there are practical difficulties in complying with the official control. Economic considerations do not constitute practical difficulties. The Oronoco Board of Adjustment must find evidence that all of the following facts and conditions exist:

1. There are extraordinary conditions or circumstances, such as irregularity, narrowness, or shallowness of the lot or exceptional topographical or physical conditions which are peculiar to the property and do not apply to other lands within the neighborhood or the same class of zoning district;

2. The extraordinary conditions or circumstances are due to circumstances unique to the property not created by the landowner;

3. The variance is necessary to overcome practical difficulties in complying with the zoning ordinance so that the property can be used in a reasonable manner not permitted by the ordinance;

4. The variance will not be materially detrimental to the public welfare or materially injurious to other property in the area, and will not alter the essential character of the locality;

5. The variance is in harmony with the general purpose and intent of this ordinance; and

6. The terms of the variance are consistent with the comprehensive plan.

B. When deciding a variance pertaining to Sections 9.02, 9.04, 9.06, and 9.08 Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts, the following additional factors shall be considered:

1. That the granting of such variance will not increase flood heights, create additional threats to public safety, necessitate extraordinary public expense, create nuisances or increase the threat of damage to property or the environment from the volume or velocity of runoff.

When deciding a variance to the Shoreland District or the River Corridor District regulations, the following additional factors shall be considered:

2. No variance to the standards of the shoreland district or river corridor district shall have the effect of allowing in any district uses prohibited in that district.

3. No variance in the shoreland district shall permit a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area.

4. No variance in the shoreland district or river corridor district shall permit standards lower than those required by State law.

5. In areas where development exists on both sides of a proposed building site, water and road setbacks may be varied to conform to the existing established setbacks.

6. In areas of unusual topography or substantial elevation above the lake level, the water setback may be varied to allow a riparian owner reasonable use and enjoyment of his property.

7. Where homes incorporate a method of sewage disposal other than soil absorption, water setbacks may be reduced by one-third (1/3).

8. For existing developments, the application for variance must clearly demonstrate whether a conforming sewage treatment system is present for the intended use of the property. The variance, if issued, must require reconstruction of a nonconforming sewage treatment system.

9. No variance in the shoreland district shall permit a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area

B. Required Exhibits: The following exhibits shall be required unless waived by the Zoning Administrator:

1. A completed application form.

2. An accurate boundary survey and site plan.

3. Record-Keeping. The Zoning Administrator must maintain a record of all variance actions, including justification for their issuance, and must report such variances in an annual or biennial report to the Administrator of the National Flood Insurance Program, when requested by the Federal Emergency Management Agency.

C. Variance Procedures: The procedures for a property owner to obtain a variance are as follows:

1. The applicant shall obtain the application and necessary forms from the Olmsted County Planning Department.

2. The applicant shall return the application and necessary forms to the Olmsted County Planning Department along with the required exhibits and pay the fee established by the Board and the Olmsted County Board of Commissioners.

3. Whenever the variance is related to provisions of the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts, the Zoning Administrator shall submit to the Commissioner of Natural Resources a copy of all applications for variances so that the Commissioner receives at least ten (10) days notice of the hearing.

The Zoning Administrator shall notify the applicant in writing that:

a) The issuance of a variance to construct a structure below the base of flood level will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage, and

b) Such construction below the flood protection elevation increases risks to life and property. Such notification must be maintained with a record of all variance actions.

4. The Zoning Administrator shall set a date for the public hearing before the Board of Adjustment in accordance with the public hearing requirements, Minnesota Statutes Section 394.26 and 394.27. Failure of any property owner or occupant to receive such notice shall not invalidate the proceeding, provided a bona-fide attempt to give such notice has been made.

5. The Board of Adjustment shall hold the public hearing. The Board of Adjustment shall adopt findings based upon the evidence established during the hearing and shall act upon the variance within thirty five (35) days from the date of the public hearing.

6. A certified copy of the approved variance shall be mailed to the petitioner.

7. A certified copy of an approved variance, along with the legal description of the property, shall be transmitted to the County Recorder for recording.

8. The Board of Adjustment's decision granting the variance to the Floodway, Flood Fringe (FFA and FFB), Flood Plain District and Shoreland District, and River Corridor District must be sent to the Commissioner or the Commissioner's designated representative and postmarked within at least ten (10) days of the public hearing.

9. The Zoning Administrator shall submit a copy of the decisions and summary of the public record/testimony and the findings of fact and conclusions for the Board of Adjustment's decision postmarked within ten (10) days of the decision.

10. No application for a variance which has been denied wholly or in part shall be reconsidered for a period of six (6) months from the date of said order of denial, except on the grounds of new evidence or proof of change on conditions found to be valid.

Section 4.10 TEMPORARY CONSTRUCTION PERMITS:

The temporary use of property, in any district, for a use customarily incidental to the construction of roads, buildings, utilities, or public projects may be allowed upon approval of a zoning certificate in the form of a temporary and revocable permit for not more than a 90-day period by the Zoning Administrator. The Zoning Administrator shall attach those conditions which will safeguard the public health, safety and general welfare. The renewal of said permit or request for a permit exceeding 90 days shall require the approval of a conditional use permit by the Planning Advisory Commission. The Commission shall determine the duration of the permit, not to exceed 12 months, and shall attach those conditions which will safeguard the public health, safety and general welfare. Issuance of a permit shall be subject to, but not limited to, the following conditions:

A. Reclamation of property to an acceptable condition.

B. Reclamation of property prior to expiration date of permit.

C. Performance bond posted with County Public Works Department.

D. Show evidence of valid state and federal permits as required.

E. Provide traffic safety devices in proximity of operation.

F. Approval of the Olmsted County Health Department.

ARTICLE V -- AGRICULTURAL DISTRICTS

Section 5.00 A-1 AGRICULTURAL PROTECTION DISTRICT:

The purpose of this district is to maintain, conserve and enhance agricultural land, and natural habitat for plant and animal life. This district is intended to encourage long term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non farm land uses. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of either at least eighty (80) acres or two (2) contiguous and undivided quarter-quarter sections".

A. Permitted Uses:

1. Dwellings:

a) Farm: One farm dwelling may be located on a farm. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of either at least eighty (80) acres or two (2) contiguous and undivided quarter-quarter sections, including the abutting public road right-of-way, if any."

b) Non-Farm: One non farm dwelling may be located upon a buildable non farm lot (See Section 1.26, b, 2 & 3).

c) Farmstead dwelling: One farmstead dwelling may be located upon a non farm lot in conformance with Section 5.00 D.

2. A second farm dwelling or mobile home may be placed on the same farmstead as another when the ownership of such farm exceeds a size of eighty (80) acres of contiguous land and provided that the residents of both dwellings are owners, operators or employees of said farm.

3. General Farming: Including the raising of crops, livestock, poultry, dairying, horticulture, apiculture, sod farming, and similar agriculturally or forestry related uses; provided that new animal feedlots shall not exceed 100 animal units, nor shall existing feedlots increase their size to exceed one hundred (100) animal units. A proposed new feedlot must be located one quarter (1/4) mile or more from the nearest corner of a non farm dwelling, church, school, or property line of a public park to the nearest corner of the feedlot enclosure. In no case, can an animal feedlot exceed 500 animal units.

4. Farm drainage systems, flood control and watershed structures and erosion control devices meeting all county, state and soil conservation district minimum regulations.

5. Railroad right-of-ways, but not including freight classification yards and buildings.

6. One seasonal roadside stand where the use is located on a farm, the volume of any road providing driveway access to the use is less than 1,500 vehicles per day, and the posted speed limit on any road providing driveway access to the use is 60 mph or less, provided that:

    - adequate off street parking is available; and
    - the road authority approves of the access and location.

    No more than one thirty-two (32) square foot sign advertising the stand shall be permitted for each street or road frontage.

7. Forest and game management areas.

8. Home business occupations as regulated in Section 10.02.

9. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

10. Landspreading sites provided the following standards are complied with:

    a) The applicant and landspreading site comply with MPCA Rules, Chapter 7040, as administered by the Minnesota Pollution Control Agency.

11. Small non-utility wind energy conversion system.

12. WECS meteorological towers.

B. Conditional Uses: (See Section 4.02, Conditional Use)

1. 1. One mobile home as a second dwelling on a lot, under one or more of the following circumstances.

    a) When there is a need to provide services to residents of either of the dwellings for reasons of physical or mental condition; or

b) When all adult residents of either of the dwellings are sixty (60) years of age or older; or;

c) When at least one of the adult occupants of each dwelling is employed at least seasonally in general farming activities carried out on the parcel; or
d) When at least one of the adult occupants of each dwelling has at least a partial ownership interest in the parcel.

2. Public utility buildings such as substations, transformer stations and regular stations without service or storage yards.

3. Public parks and buildings.

4. Churches and community buildings, including chapels, temples, synagogues, cemeteries and normal accessory buildings for education and living quarters.

5. Personal-use airports, as defined in Minnesota Rules 8800.1300 Subpart 2, including landing fields and platforms, hangars, masts, and other facilities for the operation of aircraft not engaged in air commerce. [Private airports for restricted or public use are addressed as a conditional use in the Agricultural/Resource Commercial – Land Intensive Low Impact District.].

6. Communications towers and structures, including radio and television and commercial wireless telecommunications services and towers.

7. One seasonal roadside stand not meeting the criteria described in Section 5.00 A (6), provided that:

    - adequate offstreet parking is available, and
    - the road authority approves of the access and location.

No more than one thirty-two (32) square foot sign advertising the stand shall be permitted for each street or road frontage.

8. Temporary uses not to exceed one year.

9. Animal feedlots exceeding 1,000 animal units, as regulated in Section 10.26.

10. Kennels

11. Stables for the commercial boarding of animals on parcels under 35 acres in area.

12. Riding academies

13. Private parks and open space uses, including hiking areas, trails for cross county skiing, picnic facilities, and similar activities, but not to include camping or other overnight lodging, nor motorized recreational vehicles, such as dirt bikes, motorcycles, snowmobiles, and so on.

14. Licensed Shooting Preserves

15. Landspreading facilities and landspreading sites not meeting the requirements of Section 5.00 A (11) of the Olmsted County Zoning Ordinance.

16. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

17. Bed and Breakfast, provided that it is located within the principal dwelling of an existing farmstead, as an accessory use on a parcel of which the principal use is general farming, and that it is located at least ¼ mile from a feedlot not located on the farm parcel. If the parcel is smaller than 35 acres, the operator shall demonstrate that the parcel with the proposed use is part of a commercially viable agricultural operation. The minimum lot size for the proposed use shall be 5 acres.

18. Licensed farm winery as a year-round accessory use on a parcel of which the principal use is viticulture.

19. Other uses similar to those uses described as permitted or conditional uses in Section 5.00 (A) or (B).

20. Small utility wind energy conversion system (SWECS). Metereorological towers may be a part of the system.

21. Home business as regulated in Section 10.02, where Section 10.02 directs consideration as a conditional use.

22. Solar energy farm (photovoltaic systems)

23. Compost, Commercial Small Facility

24. Compost, State of Minnesota Permitted Facility

C. Standards for Non-Farm Lots or Dwellings: Non farm lots or dwellings shall be permitted only when they comply with all of the following standards:

1. No more than one non farm lot per quarter section shall be permitted. Should a quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.

2. Any non farm lot shall be contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard does not apply.

3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.

4. No non farm dwelling shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non farm lot.

Commentary: The purpose of the following section is to permit an existing farm dwelling to be subdivided from a farm subject to the limitations listed as "standards" in the following section:

D. Standards for Farmstead Dwellings: A farmstead dwelling may be created provided the following standards are complied with:

1. A habitable farm dwelling must have legally existed on the farm in a habitable condition as of April 16, 1983.

2. The farmstead dwelling is located within a farmstead boundary.

3. Each parcel containing a farmstead dwelling must contain a minimum area of five (5) acres including the abutting public road right-of-way, if any.

4. A parcel containing a farmstead dwelling shall not contain more than five (5) acres of prime cropland, excluding non-tilled land within the farmstead boundary.

5. Not more than one (1) farmstead dwelling is permitted per farm.

6. If a farm contains more than one dwelling, only one of the dwellings may become a farmstead dwelling; the remaining dwelling or dwellings must remain on a farm parcel or be removed from the parcel.

7. Parcels containing farmstead dwellings shall conform with the yard, area, lot width and access requirements of this ordinance.

E. General District Regulations:

1. Height Regulations: None

2. Front Yard Regulations:

a) A minimum front yard depth of not less than forty-five (45) feet shall be provided.

3. Side Yard Regulations:

a) A minimum side street yard width of not less than forty-five (45) feet shall be provided.

b) A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

4. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

5. Lot Area Regulations:

a) Each lot shall have an area of not less than two (2) acres not including the abutting road right-of-way, except when additional lot area is required by the County Health Department to meet the Board of Health regulations.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred and fifty (150) feet at the proposed building site.

b) Each lot shall be provided with either thirty-three (33) feet of frontage along a public road or a recorded private easement of not less than thirty-three (33) feet for access to the building site.

7. Dwelling/Road Regulations:

a) No dwelling shall be permitted that would require a new public road.

Section 5.02 A-2 AGRICULTURAL PROTECTION DISTRICT:

The purpose of this district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district in intended to encourage long term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non farm land uses. The A 2 District does provide a slightly higher density of non-farm dwellings than the A 1 District and is intended to apply to those areas within the comprehensive Plan's "Agricultural Protection Area" and "Agricultural Area" where major agricultural investments, large farms and feedlots are more scattered and greater numbers on non-farm uses or small parcels are present. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty five (35) acres".

A. Permitted Uses:

1. Uses permitted in Section 5.00 (A) Permitted Uses, of A-1 Agricultural District. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and (1) comprised of at least thirty five (35) acres, or (2) comprised of at least an undivided quarter-quarter section, less no more than five acres, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area."

B. Conditional Uses: (See also Section 4.02 Conditional Uses.)

1. Uses permitted in Section 5.00 (B) Conditional Uses, A 1 Agricultural District.

2. Solar energy farm (photovoltaic systems)

3. Compost, Commercial Small Facility

4. Compost, State of Minnesota Permitted Facility

C. Standards for Non-Farm Lots or Dwellings: Non farm lots or dwellings shall be permitted only when they comply with all of the following standards:

1. No more than one non farm lot per quarter-quarter section. Should a quarter-quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.

2. Any non farm lot shall contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.

4. No non farm dwelling shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non farm lot.

Commentary:The purpose of the following section is to permit an existing farm dwelling to be subdivided from a farm subject to the limitations listed as "standards" in the following section:

D. Standards for Farmstead Dwellings: A farmstead dwelling may be created provided the following standards are complied with:

1. A habitable farm dwelling must have legally existed on the farm in a habitable condition as of April 16, 1983.

2. The farmstead dwelling is located within a farmstead boundary.

3. Each parcel containing a farmstead dwelling must contain a minimum area of five (5) acres including the abutting public road right-of-way, if any. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.

4. A parcel containing a farmstead dwelling shall not contain more than five (5) acres of prime cropland.

5. Not more than one (1) farmstead dwelling is permitted per farm.

6. If a farm contains more than one (1) dwelling, only one of the dwellings may become a farmstead dwelling; the remaining dwelling or dwellings must remain on a farm parcel or be removed from the parcel.

7. Parcels containing farmstead dwellings shall conform with the area, lot width and access requirements of this ordinance.

E. General District Regulations: The same as Section 5.00 (E) General District Regulations, A-1 Agricultural District.

Section 5.04 A-3 AGRICULTURAL DISTRICT:

The purpose of the A-3 District is to maintain and conserve agricultural investments and prime agricultural farmland, but to permit some non farm development at a low density, not to exceed one dwelling unit per 10 acres. This district is intended to be limited to the Comprehensive Plan's "Agricultural Area" and the "Suburban Subdivision Area". The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty-five (35) acres".

A. Permitted Uses:

1. Uses permitted in Section 5.00 (A) Permitted Uses, A-1 Agricultural District. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and (1) comprised of at least thirty five (35) acres, or (2) comprised of at least an undivided quarter-quarter section, less no more than five acres, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area."

B. Conditional Uses: (Also see Section 4.02, conditional Use.)

1. Uses permitted in Section 5.00(B) conditional Uses, and A-1 Agricultural District, except Section 5.00(B) (9) (18).

C. Standards for Non farm Dwellings: Non farm dwellings shall be permitted only when they comply with all of the following standards:

1. No more than two (2) dwelling units per quarter-quarter section shall be permitted. Where two (2) dwelling units or buildable non farm lots, or any combination thereof, exist within a quarter-quarter section, no additional non farm dwelling shall be permitted.

2. No dwelling unit shall be permitted in areas identified as wetlands or flood plain.

3. Any non farm dwelling shall be located on at least one-half (1/2) acre of non prime agricultural soils with a crop equivalent rating of 55 or less, or in a wooded area. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

4. No non-farm dwelling in an A-3 district shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non-farm lot..

Commentary:The purpose of the following section is to permit an existing farm dwelling to be subdivided from a farm subject to the limitations listed as "standards" in the following section:

D. Standards for Farmstead Dwellings: A farmstead dwelling may be created provided the following standards are complied with:

1. A habitable farm dwelling must have legally existed on the farm in a habitable condition as of April 16, 1983.
2. The farmstead dwelling is located within a farmstead boundary.
3. Each parcel containing a farmstead dwelling must contain a minimum area of five (5) acres including the public road right-of-way, if any. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.
4. A parcel containing a farmstead dwelling shall not contain more than five (5) acres of prime cropland.
5. Not more than one (1) farmstead dwelling is permitted per farm.
6. If a farm contains more than one dwelling, only one of the dwellings may become a farmstead dwelling; the remaining dwelling or dwellings must remain on a farm or be removed from the parcel.
7. Parcels containing farmstead dwellings shall conform with the area, lot width and acres requirements of this ordinance.

E. General District Regulations:

1. The same as Section 5.00 (E) General District Regulations, A-1 Agricultural District, except for Subdivision 5, Lot Area Regulations.
2. Lot Area Regulations: Each lot shall have an area of not less than two (2) acres, not including the road right-of-way, except when additional lot area may be required to meet Board of Health regulations.

Section 5.06 A.R.C. AGRICULTURAL RESIDENTIAL CLUSTER DISTRICT:

Existing agricultural residential cluster developments approved prior to March 17, 1987, are recognized as separate zoning districts and the plans under which they were approved will continue in force and will be the basis on which any proposed changes will be reviewed. Changes to an approved agricultural residential cluster development

will be treated as an amendment procedure referred to in Section 4.00 of this ordinance. No new ARC Districts shall be created.

The following provisions continue to regulate uses with existing ARC District:

A. Permitted Uses in the A.R.C. Residential Area, Provided the Uses are Located upon Platted Lots of an Approved Subdivision, are as follows:

1. One single-family dwelling per lot.
2. Home occupations as regulated in Section 10.02.
3. Accessory structures customarily incidental to the above permitted uses.

B. Permitted Uses in the A.R.C. Agricultural/Woodland/Open Space Area are as follows:

1. One single-family dwelling or mobile home per lot (35 acres).
2. General farming, including the raising of crops, horticulture, apiculture, sod farming, forestry, and the raising or keeping of some livestock or poultry; provided that no animal feedlot shall be located within one-half (1/2) mile of a non farm dwelling.
3. Farm drainage systems, flood control and watershed structures and erosion control devices meeting all county, state and soil conservation district minimum regulations.
4. Railroad right-of-ways, but not including freight classification yards and buildings.
5. Temporary or seasonal roadside stands; provided that adequate off street parking is available, traffic visibility or traffic flows are not adversely affected and not more than one stand per farm. No more than one twenty-five (25) square foot sign advertising the stand shall be permitted for each street or road frontage.
6. Forest and game management areas.
7. Home occupations as regulated in Section 10.02.
8. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

C. Conditional Uses in the A.R.C.'s Residential Area are as follows:

1. Public and private schools and parks.

2. Churches and community buildings, including chapels, temples, synagogues, cemeteries and normal accessory buildings for education and living quarters.

3. Temporary uses not to exceed one year.

4. Accessory structures and uses customarily incidental to any of the above uses when located on the same property.

D. Conditional Uses in the A.R.C.'s Agricultural/Woodland/Open Space Area are as follows:

1. Public utility buildings such as substations, transformer stations, and regulator stations without service or storage yards.

2. Commercial radio and television towers and transmitters, provided that the ground area occupied by the tower is securely fenced by at least a six (6) foot high fence.

3. Stables for the commercial boarding of animals on non farm parcels.

4. Riding academies.

5. Temporary uses not to exceed one year.

6. Accessory structures and uses customarily incidental to any of the above uses when located on the same property.

7. Kennels.

8. One mobile home as a second dwelling on a buildable lot within the ARC comprised of at least thirty-five (35) acres, under one or more of the following circumstances:

a) when there is a need to provide health care services to residents of either of the dwellings;

b) when all adult residents of either of the dwellings are sixty (60) years of age or older;

c) when at least one of the adult occupants of each dwelling is employed full time in general farming activities carried out on the parcel.

E. General District Regulations:

1. Agricultural, Woodland and Open Space Area

a) Height Regulations: None.

b) Front Yard Regulations:

i. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

c) Side Yard Regulations:

i. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

ii. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

d) Rear Yard Regulations:

i. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

e) Lot Area Regulations:

i. Each lot shall have an area of not less than thirty-five (35) acres.

f) Lot Width Regulations:

i. Each lot shall have a minimum width of one hundred and fifty (150) feet at the proposed building site.

ii. Each lot shall be provided with either thirty-three (33) feet of frontage along a public road or a recorded private easement of not less than thirty-three (33) feet for access to the building site.

2. Residential Areas

a) Height Regulations:

i. No residential buildings used for dwellings shall hereafter be erected or structure altered to exceed thirty-five (35) feet in height.

ii. Public or semi public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.

b) Lot Area Regulations:

i. There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations, but in no case shall the lot exceed five (5) acres in size.

c) Front Yard Regulations:

i. A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

ii. A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

d) Side Yard Regulations:

i. A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

ii. A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

iii. A minimum interior side yard width of not less than eight (8) feet shall be provided.

e) Rear Yard Regulations:

i. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

f) Lot Width Regulations:

i. Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum width at the front building line.

Section 5.08 A-4 AGRICULTURAL-URBAN EXPANSION DISTRICT:

The intent of the A 4 District is to provide for urban expansion in close proximity to existing incorporated urban centers within Olmsted County, in accordance with the adopted Comprehensive Plan, by conserving land for farming and other open space land uses for a period of time until urban services become available. It is the intent

that urban development be deferred in such areas until an orderly transition from farm to urban uses shall be achieved by either the annexation of areas adjacent to the incorporated limits of existent urban centers, or the extension of public or other centralized sewage collection and treatment systems.

A. Permitted Uses:

1. Uses permitted in Section 5.00(A) Permitted Uses, A 1 District as follows: Subdivisions 1 and 5 10.

2. General farming, including the raising of crops, livestock, poultry, dairying, horticulture, apiculture, sod farming, and similar agriculturally related uses; provided that no new animal feedlot shall be established and expanding feedlots shall not exceed 100 animal units.

3. Single-family detached dwelling.

4. Public park facilities.

5. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

B. Conditional Uses: (Also see Section 4.02, Conditional Uses.)

1. Uses permitted in Section 5.00(B) Conditional Uses, A1 Agricultural District, except Section 5.00 (B) (9) (15), (24) and public park facilities.

2. Stables for the commercial boarding of animals on nonfarm parcels

3. Riding academies.

4. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.
5. Solar energy farm (photovoltaic systems).

6. Compost, Commercial Small Facility

Commentary:The purpose of the following section is to permit an existing farm dwelling to be subdivided from a farm subject to the limitations listed as "standards" in the following section:

C. Standards for Farmstead Dwellings: A farmstead dwelling may be created provided the following standards are complied with:

1. A habitable farm dwelling must have legally existed on the farm in a habitable condition as of April 16, 1983.

2. The farmstead dwelling is located within a farmstead boundary.

3. Each parcel containing a farmstead dwelling must contain a minimum area of five (5) acres including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.

4. A parcel containing a farmstead dwelling shall not contain more than five (5) acres of prime cropland.

5. Not more than one (1) farmstead dwelling is permitted per farm.

6. If a farm contains more than one (1) dwelling, only one of the dwellings may become a farmstead dwelling; the remaining dwelling or dwellings must remain on a farm parcel or be removed from the parcel.

7. Parcels containing farmstead dwellings shall conform with the area, lot width and access requirements of this ordinance.

D. General District Regulations:

1. Height Regulations:

a) Agricultural Buildings: None

b) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

c) Public or semi public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each root of height exceeding thirty-five (35) feet.

2. Lot Area Regulations:

a) There shall be a minimum lot size of thirty-five (35) acres per new residential dwelling unit when not served by a public or centralized sewage collection and treatment system, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.

b) When a new lot is proposed to be served by a public or centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. Front Yard Regulations:

   a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

   b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. Side Yard Regulations:

   a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

   b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

   c) A minimum interior side yard width of not less than eight (8) feet shall be required.

5. Rear Yard Regulations:

   a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

6. Lot Width Regulations:

   a) Each lot shall have a minimum width of one hundred fifty (150) feet of frontage along a public road, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width along a public road.

ARTICLE VI – RESIDENTIAL DISTRICTS

Section 6.00 R A RURAL RESIDENTIAL DISTRICT:

The purpose of this district is to provide suitable areas for low density residential development, not to exceed one (1) dwelling per five (5) acres of land, in areas within the county described as the "Suburban Subdivision Area" in the Comprehensive Plan.

A. Permitted Uses:

1. One single-family detached dwelling per lot.
2. Keeping and raising of livestock and poultry for personal use only, provided they are housed and fenced so as not to become a nuisance and are clearly noncommercial in nature. The animal density shall not be greater than one (1) animal unit per acre of pasture land, except for the raising of poultry where the maximum number of chickens shall not exceed 50 chickens. In no case shall any structure used for housing poultry or livestock be located nearer than fifty (50) feet to any property line.
3. Home occupation as regulated in Section 10.02.
4. A state licensed group home or foster home serving six or fewer mentally retarded or physically handicapped persons.
5. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.
6. Small non-utility wind energy conversion system.

B. Conditional Uses: (Also see Section 4.02, Conditional Use.)

1. One mobile home as a second dwelling on a lot with a non farm dwelling, under one or more of the following circumstances:
   a) When there is a need to provide health care services to residents of either of the dwellings; or
   b) When all adult residents of either of the dwellings are sixty (60) years of age or older.
2. Private or public facilities including but not limited to schools, churches, cemeteries, parks, and community buildings.
3. Public utility buildings such as substations, transformer stations, and regulator stations without service or storage yards.

4. Supervised living facilities for the mentally retarded or physically handicapped, provided that the facility is family-like as determined by:

    a) Family-style appearance of building;

    b) Central housekeeping;

    c) Designated adult(s) in charge at all times; and

    d) Maximum of sixteen (16) mentally retarded or physically handicapped persons in residence.

5. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

D. General District Regulations:

1. Height Regulations:

    a) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

    b) Public or semi public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.

2. Front Yard Regulations:

    a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

    b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

3. Side Yard Regulations:

    a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

c) A minimum interior side yard width of not less than twenty-five (25) feet shall be provided.

4. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

5. Lot Area Regulations:

a) Each lot used for residential purposes shall have an area of not less than five (5) acres, except when additional lot area is required by the County Health Department to meet Board of Health regulations.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred fifty (150) feet at the front building line.

E. Wind Energy Conversion System Standards :

1. The height of the WECS including the blades shall be limited to 120 feet.

2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

3. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

4. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 6.02 R 1 LOW DENSITY RESIDENTIAL DISTRICT:

The purpose of this district is to provide a limited amount of low density residential development in those areas described as "Suburban Subdivision Area" within the Comprehensive Plan that have suitable soils for long-term private sewage systems and those areas classified Low Density Residential within the Urban Service Area served by Public or other centralized sewage collection and treatment system.

A. Permitted Uses:

1. One single-family detached dwelling per lot.

2. Home occupation as regulated in Section 10.02.

3. A state licensed group home or foster home serving six or fewer mentally retarded or physically handicapped persons.

4. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

5. The raising of a maximum of ten (10) chickens as regulated in Section 10.52, as long as it is an accessory use to a single-family detached dwelling.

B. Conditional Uses: (Also see Section 4.02, Conditional Uses.)

1. Private or public facilities including but not limited to schools, churches, cemeteries, parks, and community buildings.

2. Public utility buildings such as substations, transformer stations, and regulator stations without service or storage yards.

3. Supervised living facilities for the mentally retarded or physically handicapped, provided that the facility is family-like as determined by: 1) family-style appearance of the building; 2) central housekeeping; 3) designated adult(s) in charge at all times; and a maximum of sixteen (16) mentally retarded or physically handicapped persons in residence.

4. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

5. Small non-utility wind energy conversion system.

C. General District Regulations:

1. Height Regulations:

a) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

b) Public or semi public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.

2. Lot Area Regulations:

   a) There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations.

   b) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

   c) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

3. Front Yard Regulations:

   a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

   b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. Side Yard Regulations:

   a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

   b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

   c) A minimum interior side yard width of not less than eight (8) feet shall be provided.

5. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width at the front building line.

D. Wind Energy Conversion System Standards:

1. The height of the WECS including the blades shall be limited to 200 feet.

2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

3. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

4. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 6.04 R 2 MIXED LOW DENSITY RESIDENTIAL DISTRICT:

The purpose of this district is to provide a limited amount of mixed low density residential development that would not exceed ten (10) dwelling units per acre in areas served by public or centralized sewage collection and treatment system and identified as "Mixed Use Residential" in the Comprehensive Plan.

A. Permitted Uses:

1. One single-family detached dwelling.

2. Two-family dwellings.

3. Single attached dwellings of two (2) dwelling units.

4. A state licensed group home or foster home serving six (6) or fewer mentally retarded or physically handicapped persons.

5. A home occupation as regulated in Section 10.02.

6. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

7. The raising of a maximum of ten (10) chickens as regulated in Section 10.52, as long as it is an accessory use to a single-family detached dwelling.

B. Conditional Uses: (Also see Section 4.02, Conditional Uses.)

1. Single family attached dwellings of over two (2) dwelling units.
2. Mobile home parks and subdivision as regulated in Section 10.42.
3. Multiple family dwellings.
4. Other state licensed group homes or supervised living facilities.
5. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

C. General District Regulations:

1. Height Regulations: No building shall exceed thirty five (35) feet in height.
2. Lot Regulations: For each lot to be developed for building purposes that is within an Urban Service Area as designated on the Olmsted County General Land Use Plan proposed to be served by a public or centralized sewage collection and treatment system, development regulations shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development. For lots located outside Urban Service Areas as designated on the General Land Use Plan and proposed to be served by a public or centralized sewage collection and treatment, development regulations shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.
3. Lot Area Regulations: The minimum lot area for each type of residential dwelling is as follows:
    a. 6,000 square feet-one family dwelling;
    b. 9,000 square feet-two family dwelling;
    c. 4,500 square feet-single family attached dwelling consisting of only two buildings;

d. The lot area for other single family attached dwellings and multiple family dwellings need not meet a specific minimum lot area, providing the following criteria are satisfied:

1) The density limit for the district is not exceeded.

2) Land included in the development site that is not proposed to be included as a private lot area is preserved as open space, subject to Section 10.38.

3) The maximum lot coverage of all structures does not exceed forty (40%) percent of the entire development site.

4. Density:

a. The density for any development in the district shall not exceed ten (10) dwelling units per acre. The density shall be a net density (gross acreage of the development site minus the road right of ways).

5. Front Yard Regulations:

a. A minimum front yard depth of not less than forty five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b. A minimum front yard depth of not less than twenty five (25) feet shall be provided on all lots adjoining local roads and streets.

6. Side Yard Regulations:

a. A minimum side street yard width of not less than forty five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b. A minimum side street yard width of not less than twenty five (25) feet shall be provided on all lots adjoining local roads and streets.

c. A minimum interior side yard width of not less than ten (10) feet shall be provided.

7. Rear Yard Regulations:

a. A minimum rear yard depth of not less than twenty five (25) feet shall be provided.

8. Lot Width Regulations: The minimum lot width for each type of dwelling is as follows:

   a. 60 feet - one and two family

   b. 45 feet - single family attached consisting of only two (2) buildings.

9. Lot Coverage Regulations:

   a. The maximum lot coverage of all structures does not exceed forty (40%) percent of the lot.

10. Development Site Regulations: The development site regulations for single family attached dwellings involving three or more buildings and for multiple family dwellings are regulated by the following:

    a. Minimum size of a development site - 13,000 square feet.

    b. Minimum width of a development site - 80 feet;

    c. Yards within a development site: The yard regulations established in Section 6.04 (C, 5, 6 & 7) shall apply to the outer boundaries of a development site and shall be applied within a development site 1) along any public or private road, and 2) along any lot line other than one which divides two attached dwellings.

D. Wind Energy Conversion System Standards:

1. The height of the WECS including the blades shall be limited to 120 feet, except as specified in the RC district.

2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

3. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

   The wind turbine shall meet the standards set forth in Section 10.50(E)

ARTICLE VII -- RURAL SERVICE CENTERS

Section 7.00 R.S.D. RURAL SERVICE CENTER DISTRICT:

The purpose of this district is to provide for limited opportunities for residential, commercial and industrial development that will not be detrimental to the character or to other uses of the rural service centers. Rural service centers must be described in the Comprehensive Plan.

A. Permitted Uses:

1. One single-family detached dwelling per lot.
2. Home occupation as regulated in Section 10.02.
3. A state licensed group home or foster home serving six or fewer mentally retarded or physically handicapped persons.
4. Public parks.
5. Accessory structures and uses customarily incidental to any of the above listed uses when located on the same property.
6. The raising of a maximum of ten (10) chickens as regulated in Section 10.52, as long as it is an accessory use to a single-family detached dwelling.

B. Conditional Uses: (Also See Section 4.02, Conditional Use.)

1. One mobile home per lot.
2. Private or quasipublic facilities including but not limited to schools, churches, cemeteries, and community buildings.
3. Public utility buildings such as substations, transformer stations, and regulator stations, without service or storage yards.
4. **Certain commercial uses including:** Drug and gift stores, gasoline service stations, grocery and other food stores, hardware, feed and seed stores, building material, lawn and garden simply stores and nurseries, offices, governmental buildings, restaurants and taverns.
5. **Certain industrial uses including:** Creamery, grain elevator, meat locker, welding shop, and auto body shop.
6. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

7. Small non-utility wind energy conversion system.
8. Solar energy farm (photovoltaic systems).
9. Compost, Commercial Small Facility

C. General District Regulations:

1. Height Regulations:

a) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

2. Lot Area Regulations:

a) Each lot shall have an area of not less than two (2) acres, except when additional lot area is required by the County Health Department to meet Board of Health Regulations.

3. Front Yard Regulations:

a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. Side Yard Regulations:

a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

c) A minimum interior side yard width of not less than eight (8) feet shall be provided.

5. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width at the front building line.

7. Off-Street Parking Regulations: See Section 10.04.

D. Wind Energy Conversion System Standards:

1. The height of the WECS including the blades shall be limited to 200 feet.
2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.
3. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.
4. The wind turbine shall meet the standards set forth in Section 10.50(E).

ARTICLE VIII -- COMMERCIAL, INDUSTRIAL AND MEDICAL INSTITUTIONAL AND SPECIAL DISTRICTS

Section 8.00 RECREATIONAL COMMERCIAL DISTRICT (RC):

The purpose of this district is to provide suitable locations for recreational commercial uses within limited portions of the "Resource Protection Area" designated in the Comprehensive Plan. The location of these districts should avoid conflicts with agricultural uses, agricultural and other resource development opportunities (such as livestock production, aggregate mining, and forestry), and residential uses and should minimize their impact upon the natural environment and scenic beauty of the area.

A. General Standards:

1. Unless specified below, the minimum lot size for uses in this district is 2 acres.

2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.

3. Height of buildings shall not exceed 35 feet.

4. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

5. Front yard and side street side yard setbacks shall be a minimum of 45' from the road right of way line, or, if it results in a deeper setback, 45' from a line measured from and parallel to the road centerline as shown in the following table.

Roadway Design Classification	Expressway		Super 2	Other Arterials and Collectors		Other County and State Roads	Other Roads
Volume (ADT)	≤ 10,000	≥ 10,000	All	≤ 10,000	≥ 10,000	All	All
Setback from ROW	45'	45'	45'	45'	45'	45'	45'
Setback from Centerline	95'	105'	100'	95'	100'	95'	78'

6. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 25 feet.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses: (Also see Section 4.02, Conditional Use.)

Use	Minimum Lot Size	Other Standards
1. Golf courses with associated clubhouse and outdoor practice facilities.	40	
2. Resort facilities.	5	No more than one such use per quarter section
3. Ski areas and lodges.	40	
4. Museums and commercialized historical attractions.		
5. Recreational vehicle parks and commercial camping facilities for short duration use.	5	No more than one such use per quarter section
6. Restaurants		
7. Archery clubs or gun clubs.	5	Noise level at property line no higher than existing background noise levels
8. Hunting preserves.	40	Noise level at property line no higher than existing background noise levels
9. Guest houses, elderly hostels, rehabilitation centers, hospice facilities, and retreats, providing lodging and meals for up to ten (10) guests or residents, exclusive of the household of the operator if the operator of the facility resides on the premises.		No more than two structures for principal uses permitted; no more than one such use per quarter section.
10. Bed and Breakfast facilities		No more than one such use per quarter section
11. A single family dwelling for personnel connected with the operation of a conditional use.		No more than one such dwelling per quarter section
12. Accessory structures and uses customarily incidental to any of the above conditional uses when located upon the same property.		
13. Licensed farm winery as a year-round principal use.	5	Must be associated with and adjacent to a farm engaged in viticulture (vineyard)

14. Solar energy farm (photovoltaic systems).		
15. Marina	5	A maximum of 50% of the site area may be devoted to outdoor storage for boats, boat cradles, and equipment related to the operation of the marina.
16. Compost, Commercial Small Facility		

D. General District Regulations:

A. Height Regulations:

1. No building or structure shall exceed thirty-five (35) feet in height.

2. The maximum height including the blades allowed for a wind turbine shall be 200'. Accessory structures shall comply with the height limitation of subsection (A)(1) of this section.

B. Front Yard Regulations:

1. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

C. Side Yard Regulations:

1. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

2. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

D. Rear Yard Regulations:

1. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

E. Lot Area Regulations:

1. Each lot or parcel shall have an area of not less than two (2) acres, except when additional lot area may be required by the County Health Department to meet Board of Health Regulations.

F. Lot Width Regulations:

1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

G. Lot Coverage Regulations:

1. Not more than thirty (30%) percent of the lot shall be occupied by buildings.

H. Off-Street Parking Regulations: See Section 10.04.

I. Bufferyard Regulations: See Section 10.08.

E. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.02 COMMERCIAL SERVICE DISTRICT (CS):

The purpose of this District is to provide within the Comprehensive Plan Urban Service Area suitable locations for the convenience shopping and personal services of persons residing in relatively close proximity of these commercial facilities. The location of this district should minimize conflicts with residential uses.

A. Permitted Uses:

1. Retail Trade:

a) Drug and gift stores.

b) Gasoline service station without automotive or vehicle repair services.

c) Grocery and other food stores.

d) Hardware stores.

e) Restaurant and other eating establishments not serving alcoholic beverages.

2. Services:

a) Attorney, doctor, dentist, financial, insurance, real estate, and similar office uses.

b) Government buildings.

c) Licensed health care facilities.

d) Personal services limited to the following uses: Laundry, dry cleaners, photographic studios, beauty shops, barber shops, shoe repair and funeral services.

e) Veterinary office and animal clinics.

3. One dwelling unit when included as an integral part of the principal building and occupied by the owner or his employee.

4. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

B. Conditional Use: (Also see Section 4.02, Conditional Use.)

1. Gasoline service stations with minor automobile repair services.

2. Off-Sale liquor stores.

3. Private and quasi-public clubs and lodges.

4. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

5. Small non-utility wind energy conversion system.

C. Special Requirements for the Commercial Service District: The above specified stores and businesses shall be subject to the following conditions:

1. Such stores, shops, services or businesses, except gasoline and service stations, shall be conducted entirely within a building.

2. Such stores, shops, services or businesses shall not exceed a gross floor area of three thousand (3,000) square feet.

D. General District Regulations:

1. Height Regulations

a) No building or structure shall exceed thirty-five (35) feet in height.

2. Front Yard Regulations:

a) A minimum front yard depth of not less than forty-five (45) feet shall be provided.

3. Side Yard Regulations:

a) A minimum side street yard width of not less than forty-five (45) feet shall be provided.

b) A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

4. Rear Yard Regulations:

   a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

5. Lot Area Regulations:

   a) Each lot or parcel shall have an area of not less than two (2) acres, except when additional lot area may be required by the Olmsted County Health Department to meet Board of Health Regulations.

   b) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

   c) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

6. Lot Width Regulations:

   a) Each lot shall have a minimum width of two hundred (200) feet at the front building line.

   b) A lot serviced by a public or other centralized sewage collection and treatment system shall have a minimum lot width of sixty (60) feet at the front building line.

7. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.

8. Off-Street Parking Regulations: (See Section 10.04.)

9. Bufferyard Regulations: (See Section 10.08.)

E. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.04 HIGHWAY COMMERCIAL DISTRICT (HC):

This district is intended to provide suitable locations for uses oriented to serving the public and uses requiring large areas of highway frontages oriented closely to urban areas and major transportation routes within the Comprehensive Plan's Urban Service Area. Such development to be developed at standards that will not impair the traffic-carrying capabilities of abutting roads and highways; not result in strip commercial development, and to separate from residential areas and in certain cases from each other, certain commercial uses which have been determined to contribute to a "skid row" or blighting development pattern in adjacent areas.

A. Permitted Uses:

A. Retail Trade:

1. Apparel and accessory stores.

2. Building materials and hardware stores.

3. Furniture, home furnishing, antique and appliance stores.

4. Gasoline service stations and car washes.

5. Lawn and garden supply stores and nurseries.

6. Marine, motor vehicle and mobile home dealers and supply stores.

7. Restaurants and other eating establishments not serving alcoholic beverages.

8. Auction barns or sales facilities.

9. Other retail stores and businesses.

B. Services:

1. Business services, including advertising agencies, cleaning and maintenance services, and similar uses.

2. Educational facilities.

3. Government buildings.

4. Attorney, finance, insurance, real estate, engineering and other office uses.

5. Doctor, Dentist, veterinarian, and other health care facilities.

6. Motor vehicle, body shops, welding and other repair services.

7. Personal services, including barber shops, beauty shops, reducing salons, photographic shop, laundry, dry cleaners, funeral services and other similar uses; except saunas, massage parlors and similar uses.

8. Moving and storage uses.

9. Motels and hotels.

10. Home improvement trades, including electricians, plumbers, building contractor shops and services, and other similar uses.

11. Entertainment, Adult: Adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult massage parlors, adult saunas, adult companionship establishments, adult health clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotel or motel, adult body painting studios, and other adult establishments, located at least 1000 feet from:

    a. any existing residential zoning district

    b. any areas designated for future residential development on any Urban Services Area Land Use Plan

    c. any church, school, or youth facility

    d. any other adult establishment

For the purposes of this Section this distance shall be a horizontal measurement from the nearest existing residential district boundary, church, school, youth facility or another establishment to the nearest point of the proposed adult establishment.

12. One dwelling unit, when included as an integral part of the principal building or one mobile home occupied by the owner or his employee.

13. Recreational uses including athletic clubs, tennis or racquet ball clubs, bowling alleys, dance halls, theaters, roller or ice skating rinks, golf driving ranges, and other similar uses.

14. Storage and wholesale trade.

15. Accessory structures and uses customarily incidental to any of the above permitted uses when located upon the same property.

16. Small non-utility wind energy conversion system.

17. Recyclable Waste Transfer Facilities, as further regulated by Section 10.53.

B. Conditional Use: (See Section 4.02, Conditional Use.)

1. Any permitted retail or service use over ten thousand (10,000) square feet of floor area.

2. Amusement Parks and race track services.

3. Taverns and other facilities serving alcoholic beverages.

4. Telecommunication towers and transmitters including radio, television, and commercial wireless telecommunications.

5. Accessory structures and uses customarily incidental to any of the above conditional uses when located upon the same property.

C. General District Regulations:

A. Height Regulations: No building or structure shall exceed thirty-five (35) feet in height; provided; however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side and rear yard setback regulations.

B. Front Yard Regulations:

1. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

C. Side Yard Regulations:

1. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

2. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

D. Rear Yard Regulations:

1. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

E. Lot Area Regulations:

1. Each lot or parcel shall have an area of not less than two (2) acres, except when additional lot area may be required by the Olmsted County Health Department to meet Board of Health Regulations.

2. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

F. Lot Width Regulations:

1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

2. A lot serviced by a public or other centralized sewage collection and treatment system shall have a minimum lot width of sixty (60) feet at the front building line.

G. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.

H. Off-Street Parking Regulations: (See Section 10.04.)

I. Bufferyard Regulations: (See Section 10.08.)

D. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.06 INDUSTRIAL DISTRICT (I):

This district in intended to provide industrial areas within the Comprehensive Plan's Urban Service Area at standards that will not impair the traffic-carrying capabilities of abutting roads and highways. The districts are to be located in areas that will ensure a functional relationship among various types of land use.

A. Permitted Uses:

1. Automobile service stations.
2. Business services; including advertising, disinfecting, and exterminating services, employment agencies.
3. Miscellaneous services; including engineering, architectural, surveying services, accounting, auditing, insurance companies, bookkeeping and labor unions.
4. Manufacturing, compounding and treatment of materials, goods or products from previously prepared materials.
5. Motor freight and air transportation facilities.
6. Moving and storage companies.
7. Printing and publishing companies.
8. Warehousing.
9. Wholesale trade.
10. One dwelling unit, when included as an integral part of the principal building or one mobile home to be occupied by the owner or his employee.
11. Accessory structures and uses customarily incidental to any of the above permitted uses.

B. Conditional Uses: (See Section 4.02, Conditional Uses.)

1. Body shops.
2. Building material sales storage yards.
3. Contractors' equipment rental or storage yards.

4. Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations.

5. The manufacturing of concrete, cement, lime, gypsum or plaster.

6. Distillation of bone, coal, petroleum, refuse, grain or wood.

7. The manufacturing or storage of explosive products.

8. The manufacturing or storage of fertilizers, sulphurous, sulphuric, nitric, carbolic, hydrochloric acids or other corrosive acids or chemicals.

9. Grain elevators.

10. Garbage, offal, dead animals, refuse, rancid fats, incineration, glue manufacturing where the processes include the refining or recovery of products from animal refuse or offal.

11. Livestock sales, stock yards, slaughtering of and processing of animal and fowl.

12. Petroleum and asphalt refining and manufacturing.

13. Smelting or refining of materials from ores.

14. Steam and board hammers; and forging presses.

15. Storing, curing, and tanning of raw, green or salted hides and skins.

16. Recycling facilities, auto salvage and junk yards.

17. Other manufacturing and industrial uses.

18. Accessory structures and uses when located upon the same property.

19. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.

20. Small non-utility wind energy conversion system.

C. Special Requirements for the (I) Industrial District:

1. All manufacturing, compounding, and treatment of materials, goods or products shall be conducted wholly within a building.

2. All uses having outdoor storage of materials or products shall screen or conceal at all times such items from adjacent residential properties.

D. General District Regulations:

A. Height Regulations: No building or structure hereafter erected or altered shall exceed thirty-five (35) feet in height, provided; however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side or rear yard regulations.

B. Front Yard Regulations:

1. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

C. Side Yard Regulations:

1. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

2. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

D. Rear Yard Regulations:

1. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

E. Lot Area Regulations:

1. Each lot or parcel shall have an area on not less than two (2) acres, except that additional lot area may be required by the Olmsted County Health Department to meet Board of Health Regulations.

2. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

F. Lot Width Regulations:

1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

2. A lot serviced by a public or other centralized sewage collection and treatment system shall be a minimum lot width of sixty (60) feet at the front building line.

G. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.

H. Off-Street Parking Regulations: See Section 10.04.

I. Bufferyard Regulations: See Section 10.08.

J. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.08 MEDICAL INSTITUTIONAL DISTRICT (MI):

The purpose of this district is to provide within the Urban Service Area of the Comprehensive Plan suitable locations for medical institutional uses. The location of this district should minimize conflicts with residential and agricultural uses.

A. Permitted Uses:

1. Hospitals

2. Public health centers

3. Diagnostic centers

4. Treatment centers

5. Rehabilitation centers

6. Nursing homes

7. Medical research facilities

8. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

B. Conditional Uses:

1. Small non-utility wind energy conversion system.

C. General District Regulations:

A. Height Regulations: No building or structure shall exceed thirty-five (35) feet in height, provided; however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side and rear yard setback regulations.

B. Front Yard Regulations:

1. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

C. Side Yard Regulations:

1. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

2. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

D. Rear Yard Regulations:

1. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

E. Lot Area Regulations:

1. Each lot or parcel shall have an area of not less than two (2) acres, except when additional lot area may be required by the Olmsted County Health Department to meet Board of Health Regulations.

2. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

F. Lot Width Regulations:

1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

2. A lot serviced by a public or other centralized sewage collection and treatment system shall be a minimum lot width of sixty (60) feet at the front building line.

G. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.

H. Off-Street Parking Regulations: (See Section 10.04.)

D. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.09.1 AGRICULTURAL/RESOURCE COMMERCIAL DISTRICT – Aggregate Extraction and Reuse

The purpose of this district is to provide a suitable location for agricultural and resource uses within the Resource Protection Area of the Olmsted County Land Use Plan and in undeveloped areas in urban service areas and suburban subdivision areas with significant geologic resources. The application of this district will be considered in areas with significant geologic resources where access or traffic generated by the site will not adversely impact the safety or operation of a federal or state highway or intersections on the County State Aid System; areas that uses located within this district should support agricultural and resource uses, prevent destruction or disruption of significant

habitats, and avoid conflicts with agricultural and residential uses. These uses should not require additional public investment in infrastructure as a result of establishment of the use, except where provided at the applicant's expense. This district should be applied where the potential for commercial and industrial uses following restoration of an aggregate-related use is limited by access, location, impacts on residences or other sensitive uses, impacts on natural habitats, or other considerations.

A. General standards:

1. Unless specified below, the minimum lot size for uses in this district is 5 acres.

2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.

3. Front yard and side street side yard setbacks shall be a minimum of 45' from the road right of way line, or, if it results in a deeper setback, 45' from a line measured from and parallel to the road centerline as shown in the following table:

Roadway Design Classification	Expressway		Super 2	Other Arterials and Collectors		Other County and State Roads	Other Roads
Volume (ADT)	≤ 10,000	≥ 10,000	All	≤ 10,000	≥ 10,000	All	All
Setback from ROW	45'	45'	45'	45'	45'	45'	45'
Setback from Centerline	95'	105'	100'	95'	100'	95'	78'

4. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 50 feet.

5. No building shall exceed thirty-five (35) feet in height; provided, however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side and rear yard setback regulations.

6. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

7. Height Regulations for WECS: There shall be no height regulation placed on a WECS. The WECS located in this district shall comply with the setback requirements of Section 10.50.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses:

USE	MINIMUM LOT SIZE	OTHER STANDARDS
1.Tree and brush disposal facilities		No closer than ¼ mile from an existing residence or residentially zoned property
2.Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications	none	
3. Asphalt concrete or concrete plants producing road-surfacing material	none	located on the same property as a gravel pit or other source of aggregate providing at least 50% of the aggregate used in processing No closer than ¼ mile from an existing residence or residentially zoned property; equipped with best available odor and emission control equipment
4.Extraction of sand and gravel, quarrying	5	Hours of operation, especially hauling and blasting, may be restricted based on impact on neighbors
5.Archery and gun clubs and shooting ranges as a post-restoration reuse of sand and gravel pits or quarries	Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
6.Golf courses as a post-restoration reuse of sand and gravel pits or quarries	40	
7.Non-motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries	Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
8.Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations	None	
9.Motocross race tracks and other motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.	Hours of operation may be restricted based on impact on neighbors	No closer than ½ mile from an existing residence or residential zone

USE	MINIMUM LOT SIZE	OTHER STANDARDS
10.Small Utility Wind Energy Conversion System	No closer than ¼ mile from a residence or residential district	

Section 8.09.2 AGRICULTURAL/RESOURCE COMMERCIAL DISTRICT – Land Intensive Low Impact Uses

The purpose of this district is to provide for certain uses within the Resource Protection Area of the Olmsted County Land Use Plan that are land intensive, generate low traffic volumes, entail low levels of sewage generation, and that do not normally require urban services. The application of this district will be considered in areas having proximity to major highways where access or traffic generated by the site will not adversely impact the safety or operation of a federal or state highway or intersections on the County State Aid System. Uses located within this district should support agricultural and resource uses, prevent destruction or disruption of significant habitats, and avoid conflicts with agricultural and residential uses, and should be uses that by their nature require large amounts of open space, or that require a remote rural setting. These uses should not require additional public investment in infrastructure as a result of establishment of the use.

A. General standards:

1. Unless specified below, the minimum lot size for uses in this district is 5 acres.

2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.

3. Front yard and side street side yard setbacks shall be a minimum of 45’ from the road right of way line, or, if it results in a deeper setback, 45’ from a line measured from and parallel to the road centerline as shown in the following table:

Roadway Design Classification	Expressway		Super 2	Other Arterials and Collectors		Other County and State Roads	Other Roads
Volume (ADT)	≤ 10,000	≥ 10,000	All	≤ 10,000	≥ 10,000	All	All
Setback from ROW	45'	45'	45'	45'	45'	45'	45'
Setback from Centerline	95'	105'	100'	95'	100'	95'	78'

4. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 50 feet.

5. Height Regulations for WECS: There shall be no height regulation placed on a WECS. The WECS located in this district shall comply with the setback requirements of Section 10.50.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses:	Minimum Lot Size	Other Standards	Other Standards
1. Tree and brush disposal facilities		No closer than ¼ mile from an existing residence or residentially zoned property.	
2. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.	none		
3. Asphalt concrete or concrete plants producing road-surfacing material	none	located on the same property as a gravel pit or other source of aggregate providing at least 50% of the aggregate used in processing	No closer than ¼ mile from an existing residence or residentially zoned property; equipped with best available odor and emission control equipment
4. Extraction of sand and gravel, quarrying		Hours of operation, especially hauling and blasting, may be restricted based on impact on neighbors	
5. Archery and gun clubs and shooting ranges as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
6. Golf courses as a post-restoration reuse of sand and gravel pits or quarries.	40		

C. Conditional Uses:	Minimum Lot Size	Other Standards	Other Standards
7. Non-motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
8. Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations.	none		
9. Motocross race tracks and other motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ½ mile from an existing residence or residential zone
10. Small Utility Wind Energy Conversion System		No closer than ¼ mile from a residence or residential district	

C. Conditional Uses: Minimum Lot Size Other Standards

A. Conditional Uses:	Minimum Lot Size	Other Standards
1. Tree and brush disposal facilities		No closer than ¼ mile from a residence or residential zone
2. Landfills and demolition landfills		No closer than ¼ mile from a residence or residential zone
3. Recyclable waste transfer facilities		No closer than ¼ mile from a residence or residential zone OR entirely within a structure
4. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.	none	
5. Asphalt concrete or concrete plants producing road-surfacing material		Equipped with best available odor and emission control equipment; no closer than ¼ mile from a residence or residential zone;
6. Extraction of sand and gravel, quarrying		
7. Archery and gun clubs and shooting ranges.		No closer than ¼ mile from an existing residence or residential zone
8. Golf courses or golf driving ranges	40	
9. Motocross and other motorized outdoor recreation uses		No closer than ½ mile from an existing residence or residentially zoned property; Hours of operation may be restricted based on impact on neighbors
10. Public utility service buildings and yards, electrical transformer		

A. Conditional Uses:	Minimum Lot Size	Other Standards
stations, substations, and gas regulator stations.		
11. Commercial and industrial uses primarily intended to serve agricultural uses		
12. Livestock facilities such as experiment stations, stockyards, transfer stations, and breeding facilities		No closer than ¼ mile from an existing residence or residentially zoned property
13. Farm implement dealerships and sales yards. Automobile and truck sales lots are not permitted.		
14. Commercial greenhouses and landscape nurseries.		
15. Licensed farm winery as a year-round principal use.		Must be associated with and adjacent to a farm engaged in viticulture (vineyard)
16. Facilities for the sale and distribution of agricultural products; such as seed, fertilizer, pesticides. This does not include uses that are conducted as part of a farm operation		
17. Manufactured home sales		
18. Airports and landing fields and associated structures as described in Section 5.00 (B) (5), except not limited to the use of the owner.		No closer than ¼ mile from an existing residence or residentially zoned property
19. Building material storage yards excluding retail sales.		
20. Contractors' equipment storage yards.		
21. Home improvement trades excluding retail sales, including electricians, plumbers, building contractor shops and services, and other similar uses characterized by off-site work.		
22. Personal and household rental storage (mini-storage warehouses).		
23. Welding shops and equipment and vehicle repair facilities except routine automotive service		
24. Transmission repair shops		
25. Vehicle impound facilities		Screened from view in accordance with standards applicable to junkyards

A. Conditional Uses:	Minimum Lot Size	Other Standards
26. Small utility wind energy conversion system (wind turbines)		no closer than ¼ mile from a residence or residential zone
27. Production of bio-diesel, ethanol, methanol, or similar biomass fuels by fermentation of agricultural crops or forest products		no closer than ¼ mile from a residence or residential zone

Section 8.10 SPECIAL DISTRICTS:

The purpose of the Special District is to permit the creation of special zoning districts in order to promote the public health, safety, and general welfare by allowing for a more flexible method of administration of land use regulations. The purposes and the conditions creating the desirability of such regulations are determined to be as stated in this section:

A. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.

1. Compliance with Comprehensive Plan: Special Districts and the regulations established therein shall be in accord with and shall promote the purposes and policies set forth in the Comprehensive Plan.

2. Effect: The effect of a special district designation shall be to establish land use regulations within a specific described area, which are unique to that area, and which are adopted by the Oronoco Township Board of Supervisors.

3. Procedure for establishment: A special district designation shall be established by resolution in accordance with the following procedure:

a) A Special District proposal may be initiated by motion of the Board, or the Planning Commission;

b) The Planning Commission shall conduct a public hearing on the proposed Special District, after giving public notice in accordance with Minnesota Statutes;

c) Within 35 days of the public hearing, the Commission shall, by motion, recommend in favor of or against establishment of a Special District, with or without modification;

d) The Board shall conduct a public hearing in accordance with Minnesota Statutes. The Board shall adopt findings and act upon the proposal within 35 days of the hearing.

Section 8.11 Zumbro Sound (ZS-Special District):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Zumbro Sound Special District (Zumbro Sound) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date April 16, 1983 and updated July 19, 1999) for Olmsted County. The special district is established under the provisions and land development policies of Suburban Development which are contained in the Olmsted County General Land Use Plan dated November 1995 and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of the County of Olmsted.

This district will provide for seven (7) residential lots on a community wastewater treatment system with a common collection system and shared well.

The following provisions shall be the zoning regulations applicable to this zoning district (ZS-Special District) as approved by the Olmsted County Board in accordance with Board Resolution 01-__, dated _____, 2001. The terms and provisions of this Special District shall remain in effect until such time that it is amended by the Olmsted County Board.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 35 acres and is legally described as follows:

All of the Southeast Quarter of the Northeast Quarter of Section 3, Township 108 North, Range 14 West, Olmsted County, Minnesota except that part described as follows:

Commencing at the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 3; thence North 89 degrees 09 minutes 25 seconds East, assumed bearing, along the north line of the Southeast Quarter of said Northeast Quarter, 400.34 feet for a point of beginning; thence South 14 degrees 51 minutes 35 seconds East, 129.27 feet; thence South 53 degrees 08 minutes 38 seconds East, 252.63 feet; thence North 59 degrees 28 minutes 34 seconds East, 100.80 feet; thence North 89 degrees 09 minutes 25 seconds East, 596.66 feet to the east line of the Southeast Quarter of said Northeast Quarter; thence North 01 degree 16 minutes 22 seconds West, along said east line, 230.01 feet to the northeast corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 09 minutes 25 seconds West, along the north line of the

Southeast Quarter of said Northeast Quarter, 913.70 feet to the point of beginning.

Being subject to easements, restrictions, and covenants of record.

Together with and subject to a 66.00 foot private driveway easement running over and across the Southeast Quarter of the Northeast Quarter of Section 3, Township 108 North, Range 14 West, Olmsted County, Minnesota. Said easement extends 33.00 feet to the left and 33.00 feet to the right of the following described centerline:

Commencing at the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 3; thence North 89 degrees 09 minutes 25 seconds East, assumed bearing, along the north line of the Southeast Quarter of said Northeast Quarter, 400.34 feet for a point of beginning of the center line to be described; thence South 14 degrees 51 minutes 35 seconds East, 129.27 feet; thence South 53 degrees 08 minutes 38 seconds East, 252.63 feet and there terminating.

B. Land Use/Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is designated for Resource Protection in accordance with the Land Use Plan for Olmsted County as adopted in November of 1995.

2. Zoning Regulations: The property is zoned as an "exception" and the general district zoning regulations of the R-1 Low Density Residential District of the Olmsted County Zoning Ordinance updated June 19, 1999, shall apply except as herein modified by the regulations of the Special District:

    a) The minimum lot size shall be one and one half acres and the minimum lot width at the front building line shall be 120 feet except on cul-de-sacs the minimum lot width at the front building line shall be 80 feet. The approximate density shall be one (1) lot to 4.6 acres.

    b) The lots within the subdivision will be served by a community wastewater treatment system with a common collection system and a shared well.

    c) The provision of Section 6.02(B) conditional uses of the Olmsted County Zoning Ordinance shall not apply.

    d) No building or any part thereof shall be erected on any lot within thirty (30) feet of the front lot line, or closer than twenty (20) feet to any side or lot line. The rear yard setbacks shall be limited by

the designated buildable area as shown on the Special District Exhibit. In no case shall the rear yard be less than 100 feet.

3. Wastewater Treatment System, Common Collection System and Shared Wells

a) Wastewater Treatment System

(1) The subdivision will be served by a community wastewater treatment system (CWTS) located on Outlot A. Easements will be provided for the treatment site (drainfield) on outlot "A" and for the sewage disposal line and access road to the drainfield site.

(2) The CWTS will provide a septic tank on each lot.

(3) Access to the treatment site shall be provided by constructing a service road within the designated access easements.

(4) Upon completion of the Community Wastewater Treatment System and common collection system the ownership shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency that is equipped, staffed and properly licensed to operate such system (Agency). The operation, maintenance, repair and monitoring of the system shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency.

(5) Woodward Properties (owner) shall transfer ownership of the systems within Outlot "A" to PCS or equivalent. PCS or another Agency shall own the CWTS for the life of the subdivision or upon connection to a municipal system.

If PCS or another Agency elects to sell the system, it shall be done on the following terms:

a. PCS or another Agency shall provide the Oronoco Townboard and the Olmsted County Board with a written notice of the sale or transfer of the systems to another entity at least six (6) months prior to the planned execution of the change of ownership.

b. PCS or another Agency hereby agrees to sell or transfer the system to a qualified entity with a properly licensed operator as specified by Olmsted County.

c. PCS or another Agency shall also have the option of transferring or selling the systems to the owners of the lots within the Woodward Subdivision. Should this occur the lot owners shall be required to form a Homeowners Association which shall assume all the responsibilities from PCS or another Agency for the systems. The Association shall retain the services of a properly licensed operator to operate, maintain, repair, and monitor the systems.

An agreement shall be executed between PCS or another Agency and the lot owners designating as the responsible party for the CWTS and PCS or another Agency shall execute an agreement with each individual lot owner served by the CWTS to perform the same duties.

PCS or another Agency shall charge each lot owner a fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system.

b) Common Collection System (sewermain):

(1) The common collection system shall be constructed in accordance with the engineering plans that will be submitted with the preliminary plat. It will be constructed as part of the subdivision work.

(2) A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

(3) The service lines on the individual owners lot from the septic tank to the house shall be considered private and the responsibility of the individual lot owner.

(4) PCS or another Agency shall maintain the same level of responsibility and service as stated in 3(a)(6).

c) Shared Wells:

(1) A shared well shall be located as shown on the water supply plans and constructed as the lots are developed.

(2) A six (6) party shared well will be utilized.

4. Public Improvement: The roadways within the subdivision shall be constructed as public roadways in accordance with the applicable standards adopted by Oronoco Township.

5. Open Space Preservation Area

An open space conservation area (OPCA) is being created to preserve the amenities of the subdivision and provide for water detention/sedimentation control, common drainfield and trails and recreational uses. The purpose of this OPCA is to specifically identify the wooded areas with steep slopes that require additional protection from removal or destruction. No construction or clearing shall be allowed in this area, except removal of underbrush and general maintenance to preserve and protect the woodland characteristics of Zumbro Sound. It may be necessary to periodically selective cut trees to maintain a viable forest growth to ensure longevity of the tree cover. In this instance, the owner or homeowners association may contract with a forest management consultant, the Minnesota Department of Natural Resources and/or forester to selectively log portions of the wooded areas within the conservation easement.

(a) The open space area is defined as Outlots "A" & "B" less the area dedicated to the CWTS as shown on the Special District Exhibit.

(b) Each lot owner shall be informed of the preservation areas by the Special District Exhibit and Text and the Protective Covenants that will be recorded with the final plat.

(c) The Special District Exhibit identifies the potential buildable areas of each lot. All potential lot owners shall take into consideration the effect of the placement of the home or building might have on the wooded areas of the lot.

The final position of the home or building within the designated buildable area shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than specified in B2(d) of this text if it is in the opinion of the Committee that the change is consistent with the basic principles of good site interrelationship.

In addition in order to maintain the wooded character of Zumbro Sound, clearing in the setback areas shall be limited to underbrush and general maintenance of the woods. An owner shall be permitted to sufficiently clear to allow access to the owner's home site. All such permitted clearing shall be subject to the approval of the Architectural Control Committee.

6. Forestry Management Plan

A Forestry Management Plan will be created and implemented with the assistance of the Minnesota Department of Natural Resources (DNR) to preserve and protect the value of the existing woodland area of the site.

The Management Plan shall be included in the Protective Covenants for the project. The Covenants shall be recorded to ensure perpetuation of the plan as the property or lots change ownership.

7. Turf Management

Zumbro Sound is located adjacent to environmentally sensitive areas including the Regulatory Shoreland District as defined and identified in the Zoning Ordinance of Olmsted County.

The Turf Management Plan shall be included in the Protective Covenant for the project. The Plan shall address proper fertilization, mowing, watering, and pesticide application procedures on lawns and gardens to minimize potential pollution.

8. Agricultural Protection

The Protective Covenants for Zumbro Sound shall include language that discloses that the Woodward development is adjacent to active agricultural operations and that it is expected that these operations shall continue on an indefinite basis.

Notice shall be given to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

Section 8.12 THE LANDINGS AT SANDY POINT SPECIAL DISTRICT (LSP-SD):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Common Interest community Number _____ known as The Landings at Sandy Point Special District (LSP-SD) that vary from the standard requirements and regulations of a conventional mixed low density residential district of the adopted Zoning Ordinance (effective date February 28, 2002 and updated February 7, 2005) for Oronoco Township. The Special District is established under the provisions and land development policies of Suburban Development Exception Areas, which are contained in the Olmsted County General Land Use Plan dated November 1995, the Planned Unit Development rules attached as Exhibit "A", and the authority to establish Special Districts are contained in Section 8.10 of the Zoning Ordinance of the County of Olmsted.

This district will provide for a residential Common Interest Community for 11 residential attached units within the shoreland district with common walls, community wastewater treatment system, common collection system, shared well, and private drive and common open space.

The following provisions shall be the zoning regulations applicable to this zoning district (LSP – SD) as approved by the Oronoco Townboard in accordance with Board Resolution_____ dated _____, 2005. The terms and provisions of this Special District shall remain in effect until such time that it is amended by Oronoco Townboard.

C. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 3.84 acres and is legally described as follows:

Outlot 1 of Mike's Sandy Point, Olmsted County, Minnesota, less commencing for a place of beginning at the Northeasterly corner of Lot 1 of Mike's Sandy Point, running thence South 65 degrees 15 minutes West along the northerly line of said Lot 1 to the water's edge of the Hydro-Electric Reservoir as given in the plat of record of Mike's Sandy Point, running thence Northwesterly along said water's edge to a point which is 74.5 feet northerly of the northerly line of said Lot when measured at right angles to the northerly line of said Lot, running thence North 65 degrees 15 minutes East parallel with said northerly line of Lot 1 to a point distance 74.5 feet and at right angles to said lot line taken at the northeasterly corner of said lot, running thence southeasterly 74.5 feet to the place of beginning.

Containing 3.84 acres more or less.

D. Land Use/ Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is identified as an Exception Area within Oronoco Township in accordance with the Land Use Plan of Olmsted County as adopted in November of 1995. The current use of the property is a restaurant/bar with one single-family residence.

2. Shoreland Management Zone of Lake Zumbro, a Recreational Development Lake, Planned Unit Development Standards: The entire property within the Special District lies within the Shoreland Management Zone of Lake Zumbro. The design standards of The Landings at Sandy Point shall be governed by the Planned Unit Development Standards adopted from the Minnesota Department of Natural Resources Rules 6120.3800 and as amended and attached in Exhibit "A" and is hereby accepted in accordance with the Oronoco Townboard Resolution approving this Special District.

3. Zoning Regulations: The general district zoning of the R-2 mixed low density residential district of the Olmsted County Zoning Ordinance, dated February 28, 2002 and updated February 7, 2005, shall apply except as herein modified by the regulations of the Special District:

    a. The residential Common Interest Community unit density shall be 2.86 units per acre and shall not be exceeded. There shall be a maximum of four units attached in one cluster. All other site regulations shall be as contained in this Special District Plan in accordance with Section 6.04 C (2) of the current Zoning

Ordinance, the attached Planned Unit Development Standards from the Minnesota Department of Natural Resources Model Shoreland Ordinances found in Minnesota Rules 6120.3800 attached in Exhibit "A", the Special District Site Plan and in accordance with Minnesota Statutes 515 B concerning Common Interest Communities.

b. The total open space represents 74% of the land area and the maximum coverage of all structures does not exceed thirty (30%) percent of the gross area of the development.

c. The units within the subdivision will be served by a community wastewater treatment system with a common collection system and a shared well.

d. A private drive shall serve the units. It shall be a minimum width of 20 feet.

e. The front yard setback from the edge of the private driveway to the garage shall be a minimum of 20 feet.

f. All units in a cluster will be attached and share one common wall. The end or outside units shall have a minimum of 10' setback from the property line.

E. Wastewater Treatment System, Common Collection System and Shared Well

1. Wastewater Treatment System:

a. The subdivision will be served by a community wastewater treatment system (CWTS) in accordance with the findings and conditions as approved by the Olmsted County Environmental Commission at their June 15, 2005 meeting. All elements of the CWTS from the property line to the drainfield shall be owned in common interest and operated by the Homeowners Association.

b. The CWTS will provide a septic tank or tanks, a nitrogen removal pre-treatment system, a drainfield and a reserve sewage support area. The Olmsted county Environmental Commission approved the CWTS with the following conditions:

c. "Sewage support areas shall be clearly identified by placement of durable posts at 50-foot intervals and at the corners of the support area. The posts shall be marked or signed to define the limits of the sewage support area. The posts shall be embedded before any earth moving for street and lot development takes place, to discourage unauthorized removal of posts and soils. The

developer/engineer shall notify the Inspections Division when the posts and signs are in place. Prior to final approval and signing of the final plat, Inspection Division staff shall inspect the property to verify the placement of the above-mentioned posts."

"ISTS support areas shall be monitored by the developer/owner or his assignee to ensure that the sites are protected from the soil compaction or scalping during plat development/construction."

"Disturbed soils in the support area and over the distribution system shall be promptly sodded or seeded after the soil treatment system is installed, to control erosion that may impact ISTS operation. The developer shall be responsible for the above requirements."

d. "All support areas shall be a minimum of 50 feet from the outer edge of the sinkhole.

e. "Water diversions must be constructed upslope of all drainfields that are proposed to be located on any slope greater than 1%.

f. "All setbacks must meet all the necessary requirements set by Minnesota Chapter 4715, Chapter 4725 and Chapter 7080.

g. "The construction of the septic systems must follow the specifications that were designed by McGhie and Betts.

h. "A copy of the operation and maintenance plan for the system and pre-treatment device must be submitted. A maintenance contract listing qualified personnel must be provided.

i. "Flow measurements must be taken on the community drain field.

j. "All existing septic/pump tanks need to abandoned according to MN Rules Chapter 7080 and witnessed by Inspection Division staff.

k. "A permanent easement must be established for any existing or proposed septic system components not located on the proposed Sandy Point Cove Subdivision property.

l. "An acceptable mitigation plan must be submitted to Inspection Division staff for review prior to signing of the final plat. This plan would be initiated upon unacceptable performance of the proposed pretreatment device.

m. "Monitoring shall include wastewater analysis (nitrogen) of the septic tank influent, septic tank effluent and pretreatment effluent.

Analysis shall be performed at a certified Minnesota lab. Monitoring of the system shall begin when four units are occupied and continue quarterly until six months after all of the units are occupied. If the pretreatment is consistently NOT meeting the required reduction established by the Environmental Commission the mitigation plan would then be initiated. All monitoring reports must be submitted to Inspections Division staff.

n. "Engineered specifications for the collection system must be submitted to Inspections Division staff for review."

o. Access to the treatment site shall be provided by use of the private drive.

p. The CWTS will also serve the single family residential property located to the south identified as the Exceptional Area on the Special District Exhibit in accordance with a recorded Septic System Easement and Operation Agreement.

q. Upon completion of the CWTS and common collection system, the operation shall be the responsibility of a licensed agency holding a Minnesota Pollution Control Agency wastewater treatment operator's license, contracted by the Homeowners Association (Association), that is equipped, staffed, and properly licensed to operate such a system (Agency). The operation, maintenance, repair, and monitoring of the system shall be the responsibility of the designated agency under contract to the Association.

2. Sale of Wastewater Treatment System

If the Association elects to sell the system, it shall be done on the following terms:

(a) The Association shall provide the Oronoco Townboard with a written notice of the sale or transfer and the terms and conditions of ownership and operation of the system to another entity at least six (6) months prior to the planned execution of the change of ownership.

(b) The Association agrees to sell or transfer the system to a qualified entity with a properly licensed operator.

(c) An agreement shall be executed between the Association and the qualified agency designating it as the responsible party for the CWTS and shall execute an agreement with the Homeowners Association served by the CWTS to perform the duties specified by the Environmental Commission

approval. The qualified Agency may charge each unit owner a fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system.

3. Common Collection System (sewermain):

   a. The common collection system shall be constructed in accordance with the engineering plans submitted with the preliminary plat and approved by the Olmsted County Environmental Commission. It will be constructed as part of the subdivision work.

   b. A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

   c. The individual service lines outside of the wall of each unit shall be considered to be owned and operated in common interests and the responsibility of maintenance shall lie with the Homeowners Association.

4. Shared Well:

   A shared well shall be located as shown on the water supply plans in accordance with the following conditions a – h, adopted June 15, 2005 by the Olmsted County Environmental Commission.

   a. " All Lots: All curb stops shall be located as close as feasible to the connection to the main water line serving two or more lots or the central pressure tank.

   b. "Any proposed changes in the well or water distribution system design, construction, or location shall be presented to the Inspections Division for review and approval prior to construction.

   c. "A schedule 40 protective sleeve is required for all water lines that pass under any road. The applicant's Minnesota-licensed professional engineer, prior to the water system being placed into service, shall confirm the installation of the water lines and protective sleeves in writing to the Inspections Division staff.

   d. " When there are two or more dwellings that are to be served by one well, a backflow prevention device shall be provided for each building service line. A dual backflow prevention device meeting the American Society of Sanitary Engineering (ASSE) Standard 1024 shall be installed on each water service line within each dwelling. The owner of the property at the time the water line is installed into the building shall arrange for the installation of the

required backflow prevention device as required through the Olmsted County Water Well Ordinance.

e. " A minimum operating pressure of 30 psi shall be maintained at a dwelling service connection during the maximum momentary volume rate of water flow, or at a rate of 10 gpm, whichever is the greater rate.

f. " Water lines shall be sized to provide a minimum of 10 gpm at the service connection of each dwelling with a minimum of one-inch internal diameter.

g. "Any unused wells in the proposed subdivision must be sealed or put back into use per the Olmsted County Water Well ordinance and Chapter 4725 (State well code).

h. "All septic systems must maintain a minimum ten-foot setback to all water lines.

1. A single 11 party well will be utilized.

2. An Agreement between the Homeowners Association and the licensed agency contracted to operate the system shall be executed to operate, maintain, repair, and replace the well.

5. Private Roadway:

The roadway within the subdivision will be constructed as a private drive in accordance with the minimum standards for two-way traffic.

The private roadway, parking areas, and turn around area, shall be owned in common interest. The Homeowners Association shall be responsible for the maintenance, repair, and reconstruction of the roadway and parking area. Covenants will be drafted that more specifically address the responsibility of the Homeowners Association.

Parking will not be allowed on the private roadway outside of the areas designated on the Special District Exhibit.

6. Common Open Space:

A common open space area (COS) is being created to provide common open space amenities round the units for all members of the Association. The COS shall also include sedimentation basin, landscaping, drainageways, and tree cover. No construction or clearing shall be allowed in this area, except removal of underbrush and general

maintenance to preserve and protect the wooded area of the COS. It may be necessary to periodically selective cut trees for maintenance purposes.

a. The open space within the shore impact zone shall be established, managed and maintained in accordance with the guidelines and best management practices in the book Lakescaping for Wildlife and Water Quality by Henderson, Dindorf and Rozumalski, 1999, Minnesota Department of Natural Resources, the CD_ROM titled "Restore Your Shore" 2002 by the Minnesota Department of Natural Resources, and the provisions of M.R. 6120.3800.

b. Each unit owner shall be informed of the open space area by the Special District Exhibit and Text and the protective covenants that will be recorded with the final plat.

c. The homes shall be located as shown on the Special District Plan and within the area as defined on the final Common Interest Community plat.

d. The erosion control/runoff control plan submitted for the required permit shall include a landscape plan that incorporates the guidelines and best management practices as cited in subpart (a) of this section.

7. Turf Management/Water Runoff:

The Landings at Sandy Point is located adjacent to environmentally sensitive areas including the Regulatory Shoreland District as defined and identified in the Zoning Ordinance of Olmsted County and in Exhibit A (Minnesota Department of Natural Resources Rules 6120.3800 Planned Unit Development).

The Turf Management Plan shall be prepared in accordance with the MNDNR publication Restore Your shore and Lakescaping for Wildlife and Water Quality and shall be included in the Protective Covenants Declaration for the project. The Plan shall address proper fertilization, mowing, watering, and pesticide application procedures on lawns and gardens to minimize potential pollution.

A sedimentation basin shall be constructed in the appropriate location as shown on the Special District Exhibit. A separate construction plan shall be completed for the erosion control and water runoff including the permanent sedimentation basin. The construction plan shall also address the erosion control and runoff during construction activities. The Protective Covenants Declaration will address the ownership, (the

sedimentation basin will be owned by the Homeowners Association) repair, reconstruction and maintenance responsibility of the Homeowners Association for the permanent sedimentation basin.

8. Existing Facilities:

   The property currently contains the Sandy Point Supper Club and one residential house. It is planned to abandon and properly seal the existing well, properly seal the existing septic tank, demolish both structures and protect the existing drainfield for future use. A variance was granted to utilize the existing drainfield as the primary septic system and the reserve system in an area under the former parking lot. The septic system areas are shown on the Special District Exhibit. This work will be subsequent to the approval of the Special District Zone Change.

9. Architectural Control Committee:

   An Architectural Control Committee (ACC) shall be established to ensure long-term uniformity of aesthetic appearance, repair, and maintenance of structures, and on-going issues related to the structures.

   Charlie Brannon, Owner, or his designated representative, shall establish the ACC and remain in charge of the committee until the project is built out. Subsequently, the Homeowners Association shall take control of the Committee. The Protective Covenants Declaration shall define the process by which the ACC is created, managed, and turned over to the Homeowners Association.

10. Phasing:

    The project will consist of one (1) phase with one phase for each of the 11 units.

11. Technical Amendments:

    Every effort will be to design and construct the project in accordance with the approved Special District Exhibit and Text. It may be necessary from time to time to make minor adjustments to the plans based on technical design issues relative to maintaining good engineering and planning practices and interrelationships.

    In no instance shall the density or intensity of development be increased from the original adopted Special District Plan without an approved amendment to the plan.

    EXHIBIT "A"

SHORELAND STANDARDS FOR

PLANNED UNIT DEVELOPMENT

MINNESOTA RULES 6120.3800 PLANNED UNIT DEVELOPMENT.

Subpart 1. Scope of planned unit development provisions. Local governments must consider incorporating, with approval of the commissioner, provisions into shoreland management controls to allow planned unit developments. The provisions may allow planned unit developments for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. The provisions must be consistent with standards in this part. During the period between adoption of parts 6120.2500 to 6120.3900 and adoption of local government official controls meeting the planned unit development standards in part 6120.3800, preliminary plans for each planned unit development must be reviewed for consistency with part 6120.3800 and approved by the commissioner before final local government approval.

Subd. 2. Land use district designation. If local governments allow planned unit developments, the land use districts in which they are an allowable conditional use must be identified in their official controls and on a zoning map. Designation of the districts must be based on consideration of the criteria in part 6120.3200 and the following criteria:

A. existing recreational use of the surface waters and likely increases in use associated with planned unit developments;

B. physical and aesthetic impacts of increased density;

C. suitability of lands for the planned unit development approach;

D. level of current development in the area; and

E. amount and types of ownership of undeveloped lands.

Expansions to existing commercial planned unit developments involving up to six dwelling units or sites, unless the density determined under subpart 6, item A is exceeded, may be allowed as permitted uses under standards developed by local units of government. The date of effect of official controls adopted by each local government under this part must be the base date for determination of expansions. Expansions exceeding these limits must be processed with the Special District Zone Change approval as conditional uses and meet the standards in this part.

Subd. 3. Information requirements. Provisions for submission of adequate information by project proponents must be included in official controls. The provisions must include at least the following:

A. a site plan for the project showing property boundaries, surface water features, existing and proposed structures, sewage treatment systems, topographic contours at ten-foot intervals or less, and other facilities; and

B. documents that explain how the project is designed and will function. These ordinarily include covenants that require membership in a property owners association, various easements, a concept statement describing the project, floor plans for structures, and various other drawings or plans.

Subd. 4. Dwelling unit or site density evaluation.

Proposed new or expansions to existing planned unit developments must be evaluated using the following procedures and standards:

A. The project parcel must be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward:

Shoreland Tier Dimensions	Unsewered (feet)	Sewered (feet)
General development lakes - first tier	200	200
General development lakes - second and additional tiers	267	200
Recreational development lakes	267	267
Natural environment lakes	400	320
All river classes	300	300

B. The area within each tier is next calculated, excluding all wetlands, bluffs, or land below the ordinary high water level of public waters. This area is then subjected to either the residential (subpart 5) or commercial (subpart 6) planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.

Subd. 5. Residential planned unit development density evaluation steps and design criteria. The density evaluation steps and design criteria for residential planned unit developments are contained in items A to D.

A. The area within each tier is divided by the single residential lot size standard for lakes or, for rivers, the single residential lot width standard times the tier depth unless the local unit of government

has specified an alternative minimum lot size for rivers which shall then be used to yield a base density of dwelling units or sites for each tier. Proposed locations and numbers of dwelling units or sites for the residential planned unit development are then compared with these data and map of the evaluation. Local governments may allow some dwelling unit or site density increases for residential planned unit developments above the densities determined in the evaluation if all dimensional standards in part 6120.3300 are met or exceeded. Maximum density increases may only be allowed if all design criteria in subpart 5, item B, are also met or exceeded. Increases in dwelling unit or site densities must not exceed the maximums in the following table. Allowable densities may be transferred from any tier to any other tier further from the shoreland water body or watercourse, but must not be transferred to any other tier closer.

Maximum Allowable Dwelling Unit or site Density Increases

For Residential Planned Unit Developments

Density evaluation tiers	Maximum density increase within each tier (percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

B. The design criteria are:

1. All residential planned unit developments must contain at least five dwelling units or sites.

2. Residential planned unit developments must contain open space meeting all of the following criteria:

(a) At least 50 percent of the total project area must be preserved as open space.

(b) Dwelling units or sites, road rights-of-way, or land covered by road surfaces, parking areas, or structures, except water-oriented accessory structures or facilities, are developed areas and should not be included in the computation of minimum open space.

(c) Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries.

(d) Open space may include outdoor recreational facilities for use by owners of the dwelling units or sites, or the public.

(e) The shore impact zone, based on normal structure setbacks, must be included as open space. At least 50 percent of the shore impact zone area of existing developments or at least 70 percent of the shore impact zone area of new developments must be preserved in their natural or existing state.

(f) Open space must not include commercial facilities or uses, but may contain water-oriented accessory structures or facilities.

(g) The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means.

(h) Open space may include subsurface sewage treatment systems if the use of the space is restricted to avoid adverse impacts on the systems.

3. Centralization and design of facilities and structures must be done according to the following standards:

(a) Residential planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be centralized and designed and installed to meet or exceed applicable standards or rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system.

(b) Dwelling units or sites must be clustered into one or more groups and located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the

ordinary high water level must be increased for developments with density increases. Maximum density increases may only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or additional means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.

(c) Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors.

The number of spaces provided for continuous beaching, mooring, or docking of watercraft must not exceed one for each allowable dwelling unit or site in the first tier. Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers.

(d) Structures, parking areas, and other facilities must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government, assuming summer, leaf-on conditions.

(e) Water-oriented accessory structures and facilities may be allowed if they meet or exceed design standards contained in part 6120.3300, subpart 3, item H, and are centralized.

(f) Accessory structures and facilities may be allowed if they meet or exceed standards in part 6120.3300, subpart 3, item H, and are centralized.

4. Erosion control and stormwater management for residential planned unit developments must:

(a) Be designed, and their construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment

facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant.

(b) Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff.

(c) Administration and maintenance requirements. Before final approval of all residential planned unit developments, local governments must ensure adequate provisions have been developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development as a community.

1. Open space preservation. Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means must be provided to ensure long-term preservation and maintenance of open space. The instruments must include all of the following protections:

(a) commercial uses prohibited;

(b) vegetation and topographic alterations other than routine maintenance prohibited;

(c) construction of additional buildings or storage of vehicles and other materials prohibited; and

(d) uncontrolled beaching prohibited.

2. Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, all residential planned unit developments must use an owners association with the following features:

(a) Membership must be mandatory for each dwelling unit or site purchaser and any successive purchasers.

(b) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites.

(c) Assessments must be adjustable to accommodate changing conditions.

(d) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

3. Conversions. Local governments may allow existing resorts or other land uses and facilities to be converted to residential planned unit developments if all of the following standards are met:

    1. Proposed conversions must be initially evaluated using the same procedures and standards presented in this part for developments involving all new construction. Inconsistencies between existing features of the development and these standards must be identified.

    2. Deficiencies involving water supply and sewage treatment, structure color, impervious coverage, open space, and shore recreation facilities must be corrected as part of the conversion or as specified in the conditional use permit.

    3. Shore and bluff impact zone deficiencies must be evaluated and reasonable improvements made as part of the conversion. These improvements must include, where applicable, the following:

        a. removal of extraneous buildings, docks, or other facilities that no longer need to be located in shore or bluff impact zones;

        b. remedial measures to correct erosion sites and improve vegetative cover and screening of buildings and other facilities as viewed from the water; and

        c. existing dwelling units are located in shore or bluff impact zones, conditions are attached to approvals of conversions that preclude exterior expansions in any dimension or substantial alterations. The conditions must also provide for future relocation of dwelling units, where feasible, to other locations, meeting all setback and elevation requirements when they are rebuilt or replaced.

    4. Existing dwelling unit or dwelling site densities that exceed standards in this part may be allowed to continue but must not be allowed to be increased, either at the time of conversion or in the future. Efforts must be made during the conversion to limit impacts of high densities by requiring seasonal use, improving vegetative screening, centralizing shore recreation facilities, installing new sewage treatment systems, or other means.

Subd. 6. Commercial planned unit development density evaluation steps and design criteria. The density evaluation steps and design criteria for commercial planned unit developments are contained in items A and B:

A. Density evaluation steps:

1. Determine the average inside living area size of dwelling units or sites within each tier, including both existing and proposed units and sites. Computation of inside living area sizes need not include decks, patios, stoops, steps, garages, or porches and basements, unless they are habitable space.

2. Select the appropriate floor area ratio from the following table:

Commercial Planned Unit Development

Floor Area Ratios*

Public waters classes

Sewered general Development lakes; first tier on unsewered general development lakes; urban Second and additional tiers on unsewered general development lakes; recreational development

Average Unit Floor Area (Sq. Ft.)	River Segments	Forested River Segments	Natural Environment Lakes; Remote River Segments
200	.040	.020	.010
300	.048	.024	.012
400	.056	.028	.014
500	.065	.032	.016
600	.072	.038	.019
700	.082	.042	.021
800	.091	.046	.023
900	.099	.050	.025
1,000	.108	.054	.027
1100	.116	.058	.029
1,200	.125	.064	.032
1,300	.133	.068	.034
1,400	.142	.072	.036

Average Unit Floor Area (Sq. Ft.)	River Segments	Forested River Segments	Natural Environment Lakes; Remote River Segments
1,500	.150	.075	.038

*For average unit floor areas less than shown, use the floor area ratios listed for 200 square feet. For areas greater than shown, use the ratios listed for 1,500 square feet. For recreational camping areas, use the ratios listed at 400 square feet. Manufactured home sites in recreational camping areas shall use a ratio equal to the size of the manufactured home, or if unknown, the ratio listed for 1,000 square feet.

3. Multiply the useable area within each tier by the floor area ratio to yield total floor area for each tier allowed to be used for dwelling units or sites.

4. Divide the area computed in subitem (3) by the average determined in subitem (1). This yields a base number of dwelling units and sites for each tier.

5. Determine whether the project is eligible for any additional density increases. To be eligible, projects must meet all of the design standards in item B, and exceed one or more of them. The local unit of government may decide how much, if any, increase in density to allow for each tier, but must not exceed the maximum allowable density increases listed in the following table:

Maximum Allowable Dwelling Unit Or Site Density Increases For Commercial Planned Unit Developments

Tier	Maximum density increase within each tier (percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

6. Allowable densities may be transferred from any tier to any other tier further from the shoreland lake or river, but must not be transferred to any other tier closer.

B. The design criteria are:

1. Open space. Commercial planned unit developments must contain open space meeting all of the following criteria:

    a. At least 50 percent of the total project area must be preserved as open space.

    b. Dwelling units or sites, road rights-of-way, or land covered by road surfaces, or parking areas, except water-oriented accessory structures or facilities, are developed areas and should not be included in the computation of open space.

    c. Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries.

    d. All shore impact zones within commercial planned unit developments must be included as open space, and at least 50 percent of these areas must be preserved in their natural or existing state.

    e. Open space may include outdoor recreation facilities for use by guests staying in dwelling units or sites, or the public.

    f. Open space may include subsurface sewage treatment systems if use of the space is restricted to avoid adverse impacts on the systems.

2. Design of structures and facilities must be done according to the following standards:

    a. Commercial planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be designed and installed to meet or exceed applicable rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system.

    b. Dwelling units or sites must be located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above surface water features, and maximum

height. Maximum density increases may only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or other means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum set back.

c. Structures, parking areas, and other facilities must be designed and located in a manner that minimizes their visibility from surface water features, assuming summer, leaf-on conditions. The structure, dwelling unit, accessory structure, or parking area must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government assuming summer, leaf-on conditions. Vegetative and topographic screening must be preserved, if existing, or may be required to be provided.

d. Water-oriented accessory structures and facilities may be located within shore impact zones if they meet or exceed design standards contained in part 6120.3300, subpart 3, item H.

e. Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps, must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors.

The number of watercraft allowed to be continuously beached, moored, or docked must not exceed one for each allowable dwelling unit or site in the first tier, notwithstanding existing mooring sites in an existing harbor. Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers.

3. Erosion control and stormwater management for commercial planned unit developments must:

a. Be designed, and their construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount

and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant.

b. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff. Impervious surface coverage within any tier must not exceed 25 percent of the tier area, except 35 percent impervious surface coverage may be allowed in the first tier of general development lakes with an approved stormwater management plan and consistency with part 6120.3300, subpart 4.

STAT AUTH: MS s 105.485

HIST: 13 SR 3029

Current as of 12/19/01

Section 8.13 ZUMBRO HAVEN SPECIAL DISTRICT (ZC-SPECIAL DISTRICT):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Zumbro Haven Special District (Zumbro Haven) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date February 1993 and updated June 19, 1999) for Olmsted County. The special district is established under the provisions and land development policies of Suburban Development which are contained in the Olmsted County General Land Use Plan dated November 1995 and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of the County of Olmsted.

This district will provide for 45 residential lots on community wastewater treatment systems with a common collection system and shared wells

The following provisions shall be the zoning regulations applicable to this zoning district (ZH-Special District) as approved by the Olmsted County Board in accordance with Board Resolution 00-24, dated December 7, 2000. The terms and provisions of this Special District shall remain in effect until such time that it is amended by the Olmsted County Board.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 113 acres and is legally described as follows:

The North Half Northwest Quarter Section 11, Township 108 North, Range 14 West, excepting that portion of said North Half Northwest Quarter lying southeasterly of the northwesterly right-of-way line of County Road 118

AND

All that part of the East Half Southwest Quarter Section 2, Township 108 North, Range 14 West lying south and west of Zumbro River

B. Land Use/Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is designated for suburban development in accordance with the Land Use Amendment to the Olmsted County Land Use Plan adopted in November of 1995.

2. Zoning Regulations: The general district zoning regulations of the R-1 Low Density Residential District of the Olmsted County Zoning Ordinance updated December 27, 1995, shall apply except as herein modified by the regulations of the Special District:

   a. The minimum lot size shall be one (0.75) acre (32,670 square feet) and the minimum lot width at the front building line shall be 100 feet except on cul-de-sacs the minimum lot width at the front building line shall be 80 feet. The approximate density shall be one (1) lot to 2.5 acres.

   b. The lots within the subdivision will be served by community wastewater treatment systems with a common collection system and shared wells.

   c. The provision of Section 6.02(B) conditional uses of the Olmsted County Zoning Ordinance shall not apply.

   d. No building or any part thereof shall be erected on any lot within thirty (30) feet of the front lot line. The side yard setback shall have a least width of 8’-0”. The minimum sum of the side yards shall be 18’0”. The rear yard setbacks shall be a minimum of twenty five (25) feet. Unless on Block 2, Lot 5; Block 3, Lot 4; Block 4, Lots 1,4, and 5; Block 5, Lot 4; Block 8, Lots 1,2,4,5,6,7; and Block 9, Lots 3,4,5, and 6 then, in the case where you have an existing building, or any part thereof, constructed prior to May 15th, 2006, on an adjacent lot, the minimum side yard setback shall be the required minimum twenty (20) foot setback, however

an eight (8) foot side yard setback on the opposite side yard shall be allowed for a minimum sum of twenty-eight (28) feet – with the exception of Block 2, Lot 4 and Block 5, Lot 3. These lots may have a minimum side yard lot dimension of ten (10) feet if a written agreement is signed by the existing adjacent homeowner.

3. Wastewater Treatment System, Common Collection System and Shared Wells

   a. Wastewater Treatment System

      (1) The subdivision will be served by community wastewater treatment systems (5 CWTS) located on Outlot A, Outlot B, and Outlot C and Outlot D. Easements will be provided for the treatment sites (drainfields) on the outlots and for the sewage disposal line and access road to the drainfield sites.

      (2) The CWTS will provide a septic tank on each lot.

      (3) Access to the treatment sites shall be provided by constricting a service road within the designated access easements.

      (4) Upon completion of the Community Wastewater Treatment System and common collection systems the ownership shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency that is equipped, staffed and properly licensed to operate such system (Agency). The operation, maintenance, repair and monitoring of these systems shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County.

      (5) Hodge Properties (owner) shall transfer ownership of the systems within Outlots "A", "B", "C" and "D" to PCS or equivalent. PCS or another Agency shall own the CWTS for the life of the subdivision or upon connection to a municipal system.

If PCS or another Agency elects to sell the system, it shall be done on the following terms:

a. PCS or another Agency shall provide the Oronoco Townboard and the Olmsted County Board with a written notice of the sale or

transfer of the systems to another entity at least six (6) months prior to the planned execution of the change of ownership.

b. PCS or another Agency hereby agrees to sell or transfer the system to a qualified entity with a properly licensed operator as specified by Olmsted County.

c. PCS or another Agency shall also have the option of transferring or selling the systems to the owners of the lots within the Zumbro Haven Subdivision. Should this occur the lot owners shall be required to form a Homeowners Association which shall assume all the responsibilities from PCS or another Agency for the systems. The Association shall retain the services of a licensed operator to operate, maintain, repair, and monitor the systems.

An agreement shall be executed between PCS or another Agency and the lot owners designating as the responsible party for the CWTS and PCS or another Agency shall execute an agreement with each individual lot owner served by the CWTS to perform the same duties. PCS or another Agency shall charge each lot owner a fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system.

b. Common Collection System (sewermain):

(1) The common collection system shall be constructed in accordance with the engineering plans that will be submitted with the preliminary plat. It will be constructed as part of the subdivision work.

(2) A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

(3) The service lines on the individual owners lot from the septic tank to the house shall be considered private and the responsibility of the individual lot owner.

(4) PCS or another Agency shall maintain the same level of responsibility and service as stated in 3(a)(6).

c. Shared Wells:

(1) Shared wells shall be located as shown on the water supply plans and constructed as the lots are developed.

(2) Three (3) parties per shared well or greater will be utilized.

4. Public Improvement: The roadways within the subdivision shall be constructed as public roadways in accordance with the applicable standards adopted by Oronoco Township.

5. Open Space Preservation Area

   An open space conservation area (OPCA) is being created to preserve the amenities of the subdivision and provide for water detention/sedimentation control, common drainfield and trails and recreational uses. The purpose of this OPCA is to specifically identify the wooded areas with steep slopes that require additional protection from removal or destruction. No construction or clearing shall be allowed in this area, except removal of underbrush and general maintenance to preserve and protect the woodland characteristics of Zumbro Haven. It may be necessary to periodically selective cut trees to maintain a viable forest growth to ensure longevity of the tree cover. In this instance, the owner or homeowners association may contract with a forest management consultant, the Minnesota Department of Natural Resources and/or forester to selectively log portions of the wooded areas within the conservation easement

   a. The open space area is defined as Outlots A, B, C, and D less the area dedicated to the CWTS as shown on the Special District Exhibit

   b. Each lot owner shall be informed of the preservation areas by the Special District Exhibit and Text and the Protective Covenants that will be recorded with the final plat.

   c. The Special District Exhibit identifies the potential buildable areas of each lot. All potential lot owners shall take into consideration the effect of the placement of the home or building might have on the wooded areas of the lot.

      The final position of the home or building within the designated buildable area shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than specified in 2d of this text if it is in the opinion of the Committee that the change is consistent with the basic principles of good site interrelationship.

      In addition in order to maintain the wooded character of Zumbro Haven, clearing in the setback areas shall be limited to underbrush and general maintenance of the woods. An owner shall be

permitted to sufficiently clear to allow access to the owner's home site. All such permitted clearing shall be subject to the approval of the architectural control committee.

6. Forestry Management Plan

   A Forestry Management Plan will be created and implemented with the assistance of the Minnesota Department of Natural Resources (DNR) to preserve and protect the value of the existing woodland area of the site.

   The Management Plan shall be included in the Protective Covenants for the project. The Covenants shall be recorded to ensure perpetuation of the plan as the property or lots change ownership.

7. Turf Management

   Zumbro Haven is located adjacent to environmentally sensitive areas including the Regulatory Shoreland District as defined and identified in the Zoning Ordinance of Olmsted County.

   The Turf Management Plan shall be included in the Protective Covenant for the project. The Plan shall address proper fertilization, mowing, watering, and pesticide application procedures on lawns and gardens to minimize potential pollution.

8. Agricultural Protection

   The Protective Covenants for Zumbro Haven shall include language that discloses that the Zumbro Haven development is adjacent to active agricultural operations and that it is expected that these operations shall continue on an indefinite basis.

   Notice shall be given to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

Section 8.14 MARKHAM FARM (ZS-SPECIAL DISTRICT):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Markham Farm Special District (Markham Farm) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date February 28, 2002 and updated August 16, 2006) for Oronoco Township. The Special District is established under the provisions and land development policies of Suburban Development, which are contained in the Olmsted County General Land Use Plan, dated November 1995 and

the authority to establish Special Districts is contained in Section 8.10 of the Oronoco Township Zoning Ordinance.

This district will provide for 54 residential lots on community wastewater treatment systems with a common collection system, shared wells and common open space.

The following provisions shall be the zoning regulations applicable to this zoning district (MF–Special District) as approved by the Oronoco Townboard in accordance with Board Resolution 07-___, dated May 7, 2007. The terms and provisions of this Special District shall remain in effect until such time that it is amended by Oronoco Townboard.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 84 acres and is legally described as follows:

PROPERTY DESCRIPTION

The East 90 acres of the Northeast Quarter, Section 10, Town 108, Range 14, except the following parcels:

Parcel 1 - that part starting at a point which is 769.00 feet West of the Quarter corner of the East section line of Section 10, thence North 243.5 feet to a point, thence West 712 feet to a point, thence South 243.5 feet to a point, thence East 712 feet to the place of beginning, Parcel 2 - that part of the Northeast Quarter Section 10, Town 108, Range 14, described as follows:

Beginning at a point on the south line of said Northeast Quarter of Section 10, a distance of 769.00 feet Westerly of the Southeast corner (for purposes of this description bearings are assumed and based on said South line of Northeast Quarter being North 90 degrees 00 minutes 00 seconds West); thence North 00 degrees 00 minutes 00 seconds, a distance of 243.5 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with said South line, 359.00 feet; thence South 00 degrees 00 minutes 00 seconds, a distance of 243.5 feet to said South line of Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds West, along said South line, 359.00 feet to the point of beginning, Olmsted County, Minnesota.

B. Project Narrative

The Markham Farm Special District is a conservation-design style residential development consisting of 54 lots, which incorporates the use of Low Impact Development (LID) principles. This design approach allows for land development while maintaining natural hydrology functions; preservation of community open space; clustering of homes; a reduction of impervious surface; and the use of native vegetation.

This project design approach utilizing smaller lot sizes, clustering home sites, and providing for ample open space assists in preserving the environmentally sensitive areas. It also incorporates the use of community wastewater treatment facilities, stormwater management, and shared wells, which offer a better protection for the environment.

Low Impact Development Principles for the Project include the following:

- Site Planning
  - Integrate comprehensive stormwater management into site development
  - Preserve natural open space.
  - Reduction of size of stormwater ponds and addition of infiltration trenches and swales.
  - Create vegetative buffers for drainage and open space corridors.
  - Construction of an earthen berm with pedestrian trail that also works to capture and divert storm water and reduce erosion.
- Impervious Surface Reduction
  - Reduces the run-off volume and velocity through the use of narrower streets and driveways.
  - Provides for pollutant load reduction.
  - Minimizes adverse effect on hydrology and natural systems (i.e. channel erosion and flooding).
  - Improve water quality.
  - Protect Lake Zumbro from stormwater impacts.
- The Use of Native Vegetation
  - Utilize native plants with deep root structure, which filter pollutants and provides natural rate reduction of run-off.
    - Preserve existing tree cover/vegetation along property boundaries and in designated areas supplement with native vegetation and plantings to provide visual buffer.
  - Woodland Preservation, Drainage Corridors and Wildlife Habitat

- Residents will be clustered on smaller lots (0.60+) with direct access to a comprehensive network of natural and created open space and trail systems.
- Site views and rural character will be preserved.
- Preserves existing woodlands along property boundary and natural drainage corridors.

C. Land Use and Zoning Regulations

1. Land Use: The property within the Special District is designated for Suburban Development in accordance with the 2006 approval by the County Board of a Land Use Plan Amendment to the Olmsted County Land Use Plan adopted in November of 1995.

2. Zoning Regulations: The general district zoning regulations of the R-1 Low Density Residential District of the Oronoco Township Zoning Ordinance shall apply except:

   a. The minimum lot size shall be 0.60+ acre and the minimum lot width at the front building line shall be 130 feet except on curvilinear roadways and cul-de-sac's where the minimum lot width at the front building line shall be 100.

   b. All structures shall be erected within the "building envelope" as shown on the approved Special District Plan attached to this text as Exhibit 'A'.

   c. Front and Side Yard Regulations: No building or part thereof shall be erected on any lot within thirty (30) feet of the front lot line. The side yard setbacks shall have a least width of ten (10) feet and the minimum sum of the side yards shall be twenty five (25) feet.

   d. Rear Yard Regulations: The rear yard setback shall be a minimum of fifty (50) feet from the rear lot line.

   e. The provisions of Section 6.02(B) Conditional Uses of the Oronoco Township Zoning Ordinance shall not apply except a private community building (Community Commons) shall be allowed in the Common Open Space Area as shown on Exhibit 'A', Special District Plan of this text.

   f. The lots within the subdivision shall be served by a Community Wastewater Treatment System (CWTS) with a common collection

system to treat wastewater and shared wells to provide water supply.

D. Wastewater Treatment Systems, Common Collection System, and Shared Wells

1. Wastewater Treatment Systems

a. The subdivision will be served by Community Wastewater Treatment Systems (CWTS) located on Outlots A, D, and E. The Outlots containing the CWTS shall be owned by Badger Pacific (Owner) until such time that the systems are constructed and in operation and then will transfer the ownership to the Homeowners Association.

b. Easements will be provided for each treatment site (drainfields) on the Outlots and for the sewage disposal line and access road to the drainfield site. The easements will allow for the construction and preservation of the CWTS and for access to each drainfield site to allow the owner of the systems to operate, maintain, reconstruct, and monitor each system by the agency that will own the system.

c. The CWTS must be permitted by the MPCA with a state disposal system (SDS Permit).

d. Outlot D shall contain the storage and pumping tanks that serve all the lots within the Special District.

e. Access to the treatment sites (drainfields) shall be provided by constructing a vehicular service road within the designated easement.

f. Badger Pacific (Owner) or their successors shall transfer ownership of the systems within Outlots A, D, and E to Peoples Cooperative Services (PCS) or equivalent. Peoples Cooperative Services or another agency shall own the CWTS for the life of the subdivision or upon connection to another central or municipal treatment system.

If Peoples Cooperative Services or another agency elects to sell the system, it shall be done on the following terms.

(1) Peoples Cooperative Services or another agency shall provide the Oronoco Townboard and the Olmsted County Board with a written notice of the sale or transfer of the system to another entity at least six (6) months prior to the planned execution of the change of ownership.

(2) Peoples Cooperative Services or another agency hereby agrees to sell or transfer the system to a qualified entity with a properly licensed operator as specified by Olmsted County.

(3) Peoples Cooperative Services or another agency shall also have the option of transferring or selling the systems to the owners of the lots within "Markham Farm". Should this occur, the lot owners shall be required to form a Homeowners Association, if one does not exist, which shall assume all the responsibilities from Peoples Cooperative Services or another agency for the system. The Association shall retain the services of a licensed operator approved by Oronoco Townboard and Olmsted County to operate, maintain, repair and monitor the systems.

(4) An Agreement shall be executed between Peoples Cooperative Services or another agency of record and the lot owners designating Peoples Cooperative Services or another agency as the responsible party for the CWTS. Peoples Cooperative Services or another agency shall execute an Agreement with each individual lot owner served by the CWTS to perform the same duties. Peoples Cooperative Services or another agency shall charge each lot owner a pre-determined fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system

(5) If the approved agency defaults on their obligations to the Homeowners Association or elects to charge an unreasonable fee for services, the Protective Covenants contains a provision to resolve all disputes in these matters.

g. Upon completion of the Community Wastewater Treatment Systems and common collection systems, it shall be the responsibility of Peoples Cooperative Services (PCS) of Olmsted County or a similar agency that is equipped, staffed, and properly licensed, to operate such systems (Agency). The operation, maintenance, repair and monitoring of these systems shall be the responsibility of Peoples Cooperative Services of Olmsted County.

2. Common Collection System (sewermain)

a. The common collection system shall be constructed in accordance with the engineering plans prepared by a licensed engineer and submitted with the preliminary plat. It will be constructed as part of the subdivision work as each phase is developed.

b. A sewer service line connection between the front property line and the sewer main shall be constructed with the CWTS.

c. The service line on the individual owners lot from the front property line to the house shall be considered private and the responsibility of each lot owner.

d. Peoples Cooperative Services or another agency shall maintain the same level of responsibility and service as stated in Section D.f of this document.

e. The homeowners collectively or the Homeowners Association will own the collection system and shall be responsible to maintain, repair, and reconstruct if necessary.

3. Shared Wells

a. Shared wells shall be installed at the locations shown on the preliminary plat and construction plans as each phase is developed.

b. A maximum of 14-party shared wells will be utilized.

c. The wells, pumps and appurtenances will be owned by the homeowners collectively or the Homeowner's Association and shall be responsible to maintain and repair the wells, pumps, and appurtenances.

E. Roadway Improvements

1. The roadways within the subdivision will be public and constructed to the standards adopted by Oronoco Township except the width of the roadway shall be 24-foot wide pavement with two-foot wide gravel shoulders. The centerline radius and tangents shall be less than standard.

2. The access roads to the CWTS shall be private and owned, maintained, and repaired by the Homeowners Association.

3. Off-site roadway improvements: Off-site roadway improvements may be necessary and will be identified in the Development Agreement.

F. Open Space

Open space areas are being created or preserved throughout the project to preserve some of the tree-line and vegetation along the property line which will serve as an aesthetic and visual buffer to portions of the adjoining property; to provide for surface water treatment with the use of rate reduction facilities; infiltration basins; and other water quality features; common drainfields (CWTS); provide for pedestrian trail system

of a mixture of paved, bark, or granite chips and grass trails for walking and hiking; and create additional vegetative areas and trees to supplement the existing tree and vegetative cover that will be preserved.

There will be two classifications of open space that will be titled "Community Commons" and "Neighborhood" and are defined in this section. Open space areas will be owned and maintained by the Homeowners Association.

1. The open space area consists of Outlots A, B, C, D, E, F, and G, less the area dedicated for use CWTS as shown on the Special District Plan (Exhibit 'A').

2. Each lot owner shall be informed of the open space areas by the Special District Plan and Text and the Protective Covenants that will be recorded with the final plat.

3. The definition of open space areas are as follows:

(a) Community Commons Area: The Community Commons Area is located on Outlot B. The Community Commons Area will be used for the enjoyment of all of the residents of "Markham Farm". It may include: hiking/walking and cross-country ski trails; picnic shelter; neighborhood gathering areas; shed for storage of maintenance equipment; community gardens; community building; various landscape amenities; and similar uses.

(b) Neighborhood Area: The neighborhood open space provides a pedestrian link between residents of the subdivision. It serves as a buffer around the perimeter of the project, which assists in preserving the existing wooded areas. The neighborhood open space area also connects to the open space in the Zumbro Haven Subdivision, which allows the extension of the wildlife corridor. The open space could also connect to any future developments to the West. The Neighborhood Area shall also contain an entrance monument.

(c) The Special District Plan identifies the potential buildable area of each lot through the use of a "building envelope". The final position of the home within the designated "building envelope" shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than the minimum specified in Section C.2 of this Text, if it is the opinion of the Committee that the change is consistent with the basic principles of good site inter-relationships.

G. Turf Management

The majority of "Markham Farm" drains toward Lake Zumbro, which is an environmentally sensitive area. Because of the proximity to Lake Zumbro and the direction of the surface run-off, a Turf Management Plan will be developed and included in the Protective Covenants for the project. The covenants shall be recorded to ensure perpetuation of the plan.

As a minimum, the Turf Management Plan shall address proper fertilization, mowing, water conservation (no lawn irrigation systems), reduction of phosphorous loading, and pesticide application procedures on lawns and gardens to minimize potential pollution.

H. Tree Management/Preservation

The Markham Farm Special District is interested in tree preservation based on quality; restoration via a replanting program and developing a maintenance plan (particularly addressing invasive species). During the Preliminary Plat stage a tree management plan will be prepared. The management plan will identify "significant trees", defined as healthy hardwoods deciduous trees with a minimum 6" diameter at breast height and coniferous trees more than 12 feet tall. The tree management plan will specify the following:

- The replacement of any significant trees that must be removed during grading or construction with hardwood species not less than 2 '/2 inches in diameter or coniferous trees not less than six feet high.

- The maintenance of significant trees would be subject to protective measures including no grade changes, material storage or construction activity within the root zone and the placement of temporary fencing around the root zone during construction.

- Oak trees pruning shall not be conducted between April 15 and July 1.

- No grade changes that will be maintained would be replaced to allow for removal of the softwood trees within the building envelopes or if they would pose a hazard or management problems due to damage or disease.

- Preserves the existing woodlands along property boundary and natural drainage corridors.

I. Stormwater Management

Stormwater management and erosion control are important elements to the development of this conservation design community. Increases in runoff from the 10 year and 100 year frequency storms due to development will be detained within the development and released at a rate no greater than what existed on the property prior to development. Integrated storm water management facilities will be constructed throughout the site.

J. Agricultural Protection

The Protective Covenants for "Markham Farm" shall include language that discloses the development lies in close proximity to active agriculture operations and that it is expected that these operations shall continue on an indefinite basis.

Notice shall be provided to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

K. Architectural Control Committee

An Architectural Control Committee shall be formed to review all house plans and site plans to ensure proper sitting within identified" building envelopes".

The specific requirements applicable to the homes shall be included in the Protective Covenants.

The Architectural Control Committee shall consist of Badger Pacific or successors or assigns.

L. Phasing

"Markham Farm" will be completed in two phases as shown on the phasing plan which is Exhibit 'B' of this Text. It may be necessary to adjust the boundary and sequencing of some of the phasing limits as the project progresses.

A Development Agreement will be created that will address construction timing and phasing for the project.

M. Technical Amendments

Every effort will be taken to design and construct the project in accordance with the approved Special District Plan and Text. It may be necessary from time to time to make minor adjustments to the plans based on technical design issues or physical limitations relative to maintaining good engineering practices.

In no instance shall the density or intensity of development be increased from the original adopted Special District Plan and Text without an approved amendment to the Plan/Text.

Section 8.15 CEDAR RIDGE (CR-SPECIAL DISTRICT):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Cedar Ridge Special District (Cedar Ridge) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date April 16, 1983 and updated July 19, 1999) for Olmsted County. The special district is established under the provisions and land development policies of Suburban Development, which are contained in the

Olmsted County General Land Use Plan, dated November 1995 and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of the County of Olmsted.

This district will provide for twenty-two (22) residential lots on a community wastewater treatment system with a common collection system and shared wells.

The following provisions shall be the zoning regulations applicable to this zoning district (CR-Special District) as approved by the Olmsted County Board in accordance with Board Resolution 01-73, dated August 14, 2001. The tennis and provisions of this Special District shall remain in effect until such time that it is amended by the Olmsted County Board.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 46 acres and is legally described as follows:

A part of the Southeast Quarter of Section 34, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 19 minutes 23 seconds West, assumed bearing, along the west line of said Southeast Quarter, 400.00 feet for the point of beginning; thence East 714.76 feet to the west line of Block 2, SAFARI ESTATES; thence North 02 degrees 18 minutes 18 seconds East along said west line; 606.85 feet; thence South 73 degrees 25 minutes 00 seconds East along the northerly line of said Block 2 a distance of 661.94 feet; thence northerly 44.56 feet along the northerly line of Outlot "C", SAFARI ESTATES, and along a nontangential curve, concave southerly, central angle of 42 degrees 33 minutes 29 seconds, radius of 60.00 feet, and the chord of said curve bears North 37 degrees 51 minutes 59 seconds East; thence North 08 degrees 09 minutes 32 seconds West, 1788.07 feet to the north line of said Southeast Quarter; thence North 89 degrees 46 minutes 00 seconds West along said north line, 1158.93 feet to the northwest corner thereof; thence South 00 degrees 19 minutes 23 seconds East along the west line of said Southeast Quarter, 742.13 feet to the north line of SAFARI ESTATES (the next 9 courses are along the northerly, easterly, and southerly boundaries thereof); thence North 89 degrees 40 minutes 37 seconds East, 150.00 feet; thence southeasterly 319.68 feet along a tangential curve, concave southwesterly, central angle of 49 degrees 30 minutes 00 seconds and radius of 370.03 feet; thence South 40 degrees 49 minutes 23 seconds East, 83.72 feet; thence southerly 118.75 feet along a nontangential curve concave southwesterly, central angle of 113 degrees 23 minutes 56 seconds, radius of 60.00 feet, and the chord of said curve bears South 40 degrees 45 minutes 27 seconds East, 100.30 feet; thence South 74 degrees 03 minutes 26 seconds East, 368.29 feet; thence South 23 degrees 19 minutes 23 seconds East, 240.00 feet;

thence South 66 degrees 40 minutes 37 seconds West, 450.00 feet; thence North 67 degrees 19 minutes 23 seconds West, 580.00 feet; thence South 89 degrees 40 minutes 37 seconds West, 50.00 feet to the west line of said Southeast Quarter; thence South 00 degrees 19 minutes 23 seconds East along said west line 941.41 feet to the point of beginning. Being subject to an easement for C.S.A.H. No. 112 along the westerly boundary thereof.

Containing 48 acres more or less.

B. Land Use/Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is designated for Resource Protection in accordance with the Land Use Plan for Olmsted County as adopted in November of 1995.

2. Zoning Regulations: The property is zoned as an "exception" and the general district zoning regulations of the R-1 Low Density Residential District of the Olmsted County Zoning Ordinance updated June 19, 1999, shall apply except as herein modified by the regulations of the Special District:

a. The minimum lot size shall be one (1) acre and the minimum lot width at the front building line shall be 100 feet except on cul-de-sacs the minimum lot width at the front building line shall be 70 feet. The approximate density shall be one (1) lot to 2.0 acres.

b. The lots within the subdivision will be served by a community wastewater treatment system with a common collection system and a shared wells.

c. The provision of Section 6.02(B) conditional uses of the Olmsted County Zoning Ordinance shall not apply.

d. No building or any part thereof shall be erected on any lot within thirty (30) feet of the front lot line, or closer than twenty (20) feet to one side lot line and eight (8) feet to the other. The rear yard setbacks shall be limited by the designated buildable area as shown on the Special District Exhibit. In no case shall the rear yard be less than 50 feet.

3. Wastewater Treatment System, Common Collection System and Shared Wells

a. Wastewater Treatment System

(1) The subdivision will be served by two community wastewater treatment systems (CWTS), one located on Outlot A, and the other

along back the first line of Lots 1-5. Easements will be provided for each of the treatment sites (drainfields) and for the sewage disposal line and access road to the drainfield sites.

(2) The CWTS will provide a septic tank on each lot.

(3) Access to the treatment site shall be provided by constructing a service road within the designated access easements.

(4) Upon completion of the Community Wastewater Treatment System and common collection system the ownership shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency that is equipped, staffed and properly licensed to operate such system (Agency). The operation, maintenance, repair and monitoring of the system shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency.

(5) Cedar Ridge Properties (owner) shall transfer ownership of the systems within Outlot "A" to PCS or equivalent. PCS or another Agency shall own the CWTS for the life of the subdivision or upon connection to a municipal system

If PCS or another Agency elects to sell the system, it shall be done on the following terms:

a. PCS or another Agency shall provide the Oronoco Townboard and the Olmsted County Board with a written notice of the sale or transfer of the systems to another entity at least six (6) months prior to the planned execution of the change of ownership.

b. PCS or another Agency hereby agrees to sell or transfer the system to a qualified entity with a properly licensed operator as specified by Olmsted County.

c. PCS or another Agency shall also have the option of transferring or selling the systems to the owners of the lots within the Cedar Ridge Subdivision. Should this occur the lot owners shall assume ownership under the Homeowners Association, which shall assume all the responsibilities from PCS or another Agency for the systems. The Association shall retain the services of a properly licensed operator to operate, maintain, repair, and monitor the systems.

An agreement shall be executed between PCS or another Agency and the lot owners designating as the responsible party for the CWTS and PCS or

another Agency shall execute an agreement with each individual lot owner served by the CWTS to perform the same duties. PCS or another Agency shall charge each lot owner a fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system.

b. Common Collection System (sewermain):

(1) The common collection system shall be constructed in accordance with the engineering plans that will be submitted with the preliminary plat. It will be constructed as part of the subdivision work.

(2) A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

(3) The service lines on the individual owners lot from the septic tank to the house shall be considered private and the responsibility of the individual lot owner.

(4) PCS or another Agency shall maintain the same level of responsibility and service as stated in 3(a)(6).

c. Shared Wells:

(1) Shared wells shall be located as shown on the water supply plans and constructed as the lots are developed.

(2) Two (2) shared wells will be utilized.

4. Public Improvement: The roadways within the subdivision shall be constructed as public roadways in accordance with the applicable standards adopted by Oronoco Township.

5. Open Space Preservation Area

An open space conservation area (OPCA) is being created to provide pertinent open space. It will also provide for water detention/sedimentation control, common drainfield and an easement for future sanitary lift station to be constructed, maintained and owned by the City of Rochester. The purpose of this OPCA is to provide a natural buffer area between existing development and Cedar Ridge, as well as providing water detention and/or sedimentation control of common open space for the use and enjoyment of the residents within the Special District. The Homeowners Association will own, control, maintain, and preserve the open space area.

(a) The open space area is defined as Outlot "A" less the area dedicated to the CWTS as shown on the Special District Exhibit.

(b) Each lot owner shall be informed of the preservation areas by the Special District Exhibit and Text and the Protective Covenants that will be recorded with the final plat.

(c) The Special District Exhibit identifies the potential buildable areas of each lot. All potential lot owners shall take into consideration the effect of the placement of the home or building might have on any wooded areas of the lot.

The final position of the home or building within the designated buildable area shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than specified in B2(d) of this Text if it is in the opinion of the Committee that the change is consistent with the basic principles of good site interrelationship.

6. Turf Management

Although Cedar Ridge is not located adjacent to any environmentally sensitive areas, a Turf Management Plan will be adopted.

The Turf Management Plan shall be included in the Protective Covenant for the project. The Plan shall address proper fertilization, mowing, watering, and pesticide application procedures on lawns and gardens to minimize potential pollution.

7. Agricultural Protection

The Protective Covenants for Cedar Ridge shall include language that discloses that the development is in close proximity to active agricultural operations and that it is expected that these operations shall continue on an indefinite basis.

Notice shall be given to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

Section 8.16 RIVER RIDGE FOUR SPECIAL DISTRICT (RRF-SPECIAL DISTRICT):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the River Ridge Four Special District (RRF – Special District) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date February 28, 2002 and updated August 7, 2011) for Oronoco Township. The special district is established under the provisions and land development policies of Suburban Development which are contained in the Olmsted County General Land Use Plan dated November 1995 amended March 25, 2014 and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of Oronoco Township.

This district will provide for five (5) residential lots on community wastewater treatment systems with a common collection system and one (1) shared well.

The following provisions shall be the zoning regulations District) as approved by the Oronoco Townboard in May 6, 2019. The terms and provisions of time that it is amended by the Oronoco Townboard.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately and is legally described as follows: (Exhibit A is the Special District Plan.)

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 26; thence North 00 degrees 00 minutes 00 seconds East, assumed bearing, along the west line of said Southwest Quarter, 70.52 feet to the north line of Frederichs Drive NW as dedicated in the recorded plat of RIVER RIDGE FIRST SUBDIVISION for the point of beginning (the next 4 courses are along said north line); thence North 90 degrees 00 minutes 00 seconds East, 33.00 feet; thence North 57 degrees 11 minutes 27 seconds East, 155.73 feet; thence northeasterly 359.74 feet along a tangential curve, concave southeasterly, central angle of 19 degrees 57 minutes 12 seconds, radius of 1033.00 feet, and the chord of said curve bears North 67 degrees 10 minutes 03 seconds East, 357.93 feet to the westerly line of Block 6, RIVER RIDGE THIRD SUBDIVISION (the next 3 courses are along the westerly and northerly lines of said Block 6); thence North 14 degrees 24 minutes 39 seconds West, not tangent to said curve, 651.52 feet; thence North 53 degrees 12 minutes 28 seconds East, 434.98 feet; thence North 71 degrees 10 minutes 00 seconds East, 286.59 feet to the most northerly corner of Lot 4 in said Block 6; thence North 26 degrees 15 minutes 24 seconds West, 50.44 feet; thence South 71 degrees 10 minutes 00 seconds West, 287.97 feet to the most easterly corner of Block 6, RIVER RIDGE SECOND SUBDIVISION; thence South 53 degrees 12 minutes 28 seconds West, along the southeasterly line of said Block 6, a distance of 476.37 feet to the northeast corner of Outlot "B" in said RIVER RIDGE SECOND SUBDIVISION; thence South 14 degrees 24 minutes 39 seconds East, along the east line of said Outlot "B", 229.48 feet; thence South 90 degrees 00 minutes 00 seconds West, along the south line of said Outlot "B", 412.52 feet to the west line of the Southwest Quarter of said Section 26; thence South 00 degrees 00 minutes 00 seconds West, along said west line, 693.98 feet to the point of beginning.

Containing 7.85 acres, more or less.

B. Land Use/Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is designated for suburban development in accordance with the Land Use Amendment to the Olmsted County Land Use Plan adopted in November of 1995 and amended March 25, 2014.

2. Zoning Regulations: The general district zoning regulations of the R-1 Low Density Residential District of the Oronoco Township Ordinance shall apply except as herein modified by the regulations of the Special District:

   a. The minimum lot size shall be one (1.00) acre (43,560 square feet) and the minimum lot width at the front building line shall be 100 feet. The approximate density shall be one (1) lot to 2.03 acres.

   b. The lots within the subdivision will be served by community wastewater treatment systems with a common collection system and shared wells.

   c. The provision of Section 6.02(B) conditional uses of the Oronoco Township Zoning Ordinance shall not apply.

   d. No building or any part thereof shall be erected on any lot within thirty (30'-0") feet of the front lot line. The sideyard setback shall have at least a width of 10'- 0" for all structures (existing and future). The rear yard setbacks shall be a minimum of twenty-five (25'-0") feet.

3. Wastewater Treatment System, Common Collection System and Shared Wells

   a. Wastewater Treatment System

      (1) The subdivision will be served by community wastewater treatment system (CWTS) located within an easement on Lots 1 and 2, Block 2 and Lots 1, 2 and 3, Block 1. Easements will be platted for the treatment sites (drainfields) on these lots.

      (2) The CWTS will provide septic tanks on each Drainfield site.

(3) Upon completion of the Community Wastewater Treatment System and common collection system, the ownership shall be the responsibility of an agency that is equipped, staffed, and properly licensed to operate such system (Agency). The operation, maintenance, repair and monitoring of this system shall be the responsibility of the Agency.

(4) The Owner shall transfer ownership of the system with the easements on Lots 1 and 2 and Lots 1-3, Block 1 to the Agency. The Agency shall own the CWTS for the life of the subdivision or upon connection to a municipal system.

b. Common Collection System (sewermain):

(1) The common collection system shall be constructed in accordance with the engineering plans that will be submitted with the preliminary plat. It will be constructed as part of the subdivision work.

(2) A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

(3) The service lines on the individual owners lot from the septic tank to the house shall be considered private and the responsibility of the individual lot owner.

(4) The Agency shall maintain the same level of responsibility and service as stated in 3(a)(4).

c. Shared Wells:

(1) A shared well shall be located as shown on the water supply plans and constructed as the lots are developed.

(2) One-four (4) party shared well will be utilized.

4. Public Improvement: The roadway within the subdivision shall be constructed as a private drive in accordance with the applicable standards for private drives. The private driveway will allow pedestrians to access the trail system on Outlot 'A' to and from 11th Avenue NW. The public roadway (11th Avenue NW) will be re-constructed to Oronoco Township standards if the condition of the existing road is determined to be substandard.

5. Trail System/Open Space Area/Building Sites

Outlot 'A' shall be dedicated for a trail system to the residents of River Ridge development. Outlot 'A' will also provide an open space corridor between River Ridge Subdivisions.

The final position of the home or building within the designated buildable area shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than specified in 2d of this text if it is in the opinion of the Committee that the change is consistent with the basic principles of good site interrelationship.

6. Agricultural Protection

The Protective Covenants for River Ridge Four shall include language that discloses that the River Ridge Four development is adjacent to active agricultural operations and that it is expected that these operations shall continue on an indefinite basis.

Notice shall be given to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

Section 8.17 CEDAR BEACH SPECIAL DISTRICT :

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Cedar Beach Special District that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance for Oronoco Township. The Special District is established under the land development policies contained in the Olmsted County General Land Use Plan and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of Oronoco Township.

The Special District will consist of three zones with separate development standards Zone A will apply to all riparian lots within the district located in Cedar Beach Subdivision and Lot 1, the First Addition to Cedar Beach Subdivision. Zone B will apply to the non-riparian lots on the west side of Cedar Beach Drive NW which are Lots 1-17, a part of the Subdivision of The East One Hundred Feet of Outlot 1, less the South Three Hundred Twenty-One Feet Thereof Cedar Beach Subdivision,. Zone C will apply to Lots 2-23 of The First Addition to Cedar Beach Subdivision.

All other standards not expressly stated herein that apply to the land within the Special District will be based on the underlying R-1 zoning district. No provisions of the Special District shall alter the standards of the Shoreland District or the applicable floodplain districts of the zoning ordinance.

A. Legal description of property within Special District

The area (described property) included in the Special District contains Cedar Beach Subdivision, the First Addition to Cedar Beach Subdivision, and the Subdivision of The East One Hundred Feet of Outlot 1, less the South Three Hundred Twenty-One Feet Thereof .

B. Land Use/Zoning Regulations

1. Land Use: The property within the Special District is designated for suburban development in accordance with the Land Use Plan for Olmsted County.

2. Zoning Regulations:

a. Zone A: all lots with frontage on Lake Zumbro located in Cedar Beach Subdivision and Lot 1, the First Addition to Cedar Beach Subdivision.

i. Permitted Uses: Single Family Dwellings, Detached Accessory Buildings if on a lot that is a minimum of 2 acres, Detached Accessory Buildings under 200 square feet

ii. Setbacks:

Front Yard: 20 feet

Interior Side Yard: 5 feet

Side Street Side Yard: 10 feet (20 feet if front loading garage)

Rear Yard: 25 feet

iii. All Other Standards: R-1 Zoning District standards

b. Zone B: all lots on west side of Cedar Beach Drive without frontage onto the Zumbro River

i. Permitted Uses: Accessory Buildings when lot is associated through deed or common ownership to a lot with a dwelling located within Zone A

ii. Setbacks:

Front Yard: 20 feet

Interior Side Yard: 5 feet

Side Street Side Yard: 10 feet (20 feet if front loading garage)

Rear Yard: 25 feet

iii. All Other Standards: Utilize R-1 Zoning District standards

c. Zone C: all lots with frontage on Lake Zumbro located within the First Addition Cedar Beach Subdivision with the exception of Lot 1.

i. Permitted Uses: Single Family Dwellings, Detached Accessory Buildings if on a lot that is a minimum of 2 acres, Detached Accessory Buildings under 200 square feet

ii. Setbacks:

Front Yard: 20 feet

Interior Side Yard: 5 feet

Side Street Side Yard: 10 feet (20 feet if front loading garage)

Rear Yard: 25 feet

iii. All Other Standards: R-1 Zoning District standards

Section 8.18 Closed Landfill Restricted (CLR) District:

A. Purpose: The Closed Landfill Restricted (CLR) District is intended to apply to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of the district is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety. This district shall only apply to the closed landfill's Land Management Area, the limits of which are defined by the MPCA. This district shall apply whether the landfill is in public (MPCA, County, City, Township), Indian tribal, or private ownership. The Closed Landfill Use Plan – Olmsted County (Oronoco) Landfill report dated 2011 or as amended by the Minnesota Pollution Control Agency is adopted by reference as a part of the CLR District.

B. Permitted Uses: The following uses are permitted within the CLR District.

1. Closed Landfill management as identified in the Closed Landfill Use Plan.

2. General farming, including the raising of crops, livestock, poultry, dairying, horticulture, apiculture, viticulture, sod farming, forestry, and similar agriculturally related uses, except animal feedlots. These uses may be located only south of the southern most point of the Methane Area of Concern as identified in the Closed Landfill Use Plan.

3. Natural Area management as identified in the Closed Landfill Use Plan and establishment of prairie, woodland, wetlands or other native vegetation and habitat as identified in the Closed Landfill Use Plan.

C. Accessory Uses:

1. Accessory uses allowed in this district include outdoor equipment or small buildings used in concert with gas extraction systems, other response action systems, monitoring wells or any other equipment designed to protect, monitor or otherwise ensure the integrity of the landfill monitoring or improvement systems. Fences and gates are permitted under these provisions.

2. Accessory buildings for uses other than the landfill management must be located outside of the Methane Gas Area of Concern.

D. Conditional Uses: Conditional uses shall be limited to uses that do not damage the integrity of the Land Management Area and that continue to protect any person from hazards associated with the landfill. Any application for a conditional use must be approved by the Commissioner of the MPCA and Oronoco Township. Such approved use shall not disturb or threaten to disturb, the integrity of the landfill cover, liners, any other components of any containment system, the function of any monitoring system that exists upon the described property, or the maintenance of any system thereof, or other areas of the Land Management Area that the Commissioner of the MPCA deems necessary for future response actions.

The following conditional uses are permitted within the CLR District (See Section 4.02, Conditional Use):

1. Public or private parks and open space uses located south of the southern most point of the Methane Area of Concern as identified in the Closed Landfill Use Plan. Parks and open space uses shall not include camping, overnight lodging, motorized recreational vehicles including motorcycles, snowmobiles, dirt bikes, or all-terrain vehicles.

2. Wind energy conversion systems located south of the southern most point the Methane Area of Concern as specified in the Closed Landfill Use Plan.

3. Solar energy farm located on any portion of the property except the land located north of the Methane Area of Concern as identified in the Closed Landfill Use Plan.

4. Methane gas extraction for commercial use.

E. Prohibited Uses and Structures: All other uses and structures not specifically allowed as conditional uses, or that cannot be considered as accessory uses, shall be prohibited in the CLR District.

F. General Regulations: Requirements for site design and other regulations related to the uses of the property are those specified by the General District Regulations of the A-1 zoning district and those standards related to the use as specified in Article X.

G. Any amendment to this ordinance must be approved by the Commissioner of the MPCA and Oronoco Township.

ARTICLE IX -- FLOOD PLAIN AND SHORELAND DISTRICTS

Section 9.00 FLOOD PLAIN DISTRICT DESIGNATION:

Pertaining to all Flood Plain Districts including the Floodway (FW) District, FFA Flood Fringe District, FFB Flood Fringe District and the Flood Prone (FP) Districts are a set of regulations superimposed upon the other zoning districts, superseding existing underlying regulations only to the extent expressed in the flood plain provisions and having in effect, in all other respects, the regulations applicable to the underlying use district in which the land is situated.

These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this ordinance to promote the public health, safety, and general welfare by minimizing these losses and disruptions.

National Flood Insurance Program Compliance. This ordinance is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59 -78, as amended, so as to maintain the community's eligibility in the National Flood Insurance Program.

This ordinance is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

The flood plain districts are identified upon the zoning map, which is hereby adopted by reference and declared to be part of this zoning ordinance. The Flood Insurance Study for Olmsted County, Minnesota, and Incorporated Areas, and the Flood Insurance Rate Map Index for Olmsted County and Incorporated Areas and associated panels, all prepared by the Federal Emergency Management Agency, dated April 19, 2017; the Soil Survey of Olmsted County, Minnesota, prepared by the United States Department of Agriculture, Soil Conservation Service, dated 1980, and any amendment thereto, are adopted by reference and declared to be part of this ordinance. The designation of the Floodway (FW), FFA Flood Fringe, and FFB Flood Fringe Districts is based on engineering and hydraulic studies consistent with flood plain management standards in Minnesota Rules 6120, and upon existing developed areas within the County's flood plain.

A. The Floodway District includes those areas within Zone AE that are designated as floodway on the Flood Insurance Rate Maps adopted in this section.

For lakes, wetlands, and other basins, the Floodway District includes those areas designated as Zone A or AE on the Flood Insurance Study that are at or below the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14.

B. FFA and FFB Flood Fringe Districts include those areas within Zone AE on the Flood Insurance Rate Map adopted in this section, but are located outside of the floodway. The boundaries of FFA Flood Fringe District and FFB Flood Fringe District can be identified on the Olmsted County zoning map adopted in this section. For lakes, wetlands and other basins (that do not have a floodway designated), the Flood Fringe District includes those areas designated as Zone A or AE on the Flood Insurance Rate Map panels adopted in this section that are below the 1% annual chance (100-year) flood elevation but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14. A Zones shall be designated as a FFB Flood Fringe District on the zoning map, and FFB Flood Fringe District standards shall apply except adjacent to Lake Zumbro where the FFA Flood Fringe District standards are required.

The designation of the Flood Plain District (FP) is based on alluvial soils which are water deposited soils representing the areas most often inundated by flood waters. Any land containing the following soils which are subject to flooding shall be deemed to be within the flood plain district.

Map Symbol	Soil Name
16	Arenzville
19	Chaseburg
25	Becker
252	Marshan
289	Radford
298	Richwood
313	Spillville
463	Minnieska
465	Kalmarville
467	Sawmill

Map Symbol	Soil Name
468	Otter
471	Root
477A	Littleton
486	Marchan
495	Zumbro
1846	Kato

9.01 GENERAL FLOOD PLAIN REGULATIONS

A. Building Sites. If a proposed building site is in a flood prone area, all new construction and substantial improvements (including the placement of manufactured homes) must be:

1. Designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

2. Constructed with materials and utility equipment resistant to flood damage;

3. Constructed by methods and practices that minimize flood damage; and

4. Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

B. Flood Capacity. In no cases shall floodplain development adversely affect the efficiency or unduly restrict the capacity of the channels or floodways of any tributaries to the main stream, drainage ditches, or any other drainage facilities or systems.

C. The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

D. Critical Facilities, as defined in Section 2.02, are prohibited in all floodplain districts.

E. Delineation of Floodway in A Zones: In A zones without a floodway, the floodway may be delineated using the following procedures. Areas identified through these procedures as flood fringe may then be reclassified as Flood Fringe A or B, using the process specified in Section 9.00 C, and will then be subject to the requirements of Sections 9.04 or 9.06, respectively.

1. Upon receipt of an application for a permit or other approval, the Zoning Administrator must obtain, review and reasonably utilize any regional flood elevation and floodway data available from a federal, state, or other source.

2. If regional flood elevation and floodway data are not readily available, the applicant must furnish additional information, as needed, to determine the regulatory flood protection elevation and whether the proposed use would fall within the Floodway or Flood Fringe District. Information must be consistent with accepted hydrological and hydraulic engineering standards and the standards in Subpart 3 below.

3. The determination of floodway and flood fringe must include the following components, as applicable:

    a. Estimate the peak discharge of the regional (1% chance) flood.

    b. Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

    c. Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half (0.5) foot. A lesser stage increase than 0.5 foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach must be assumed in computing floodway boundaries.

4. The Zoning Administrator will review the submitted information and assess the technical evaluation and the recommended Floodway and/or Flood Fringe District boundary. The assessment must include the cumulative effects of previous floodway encroachments.

The Zoning Administrator may seek technical assistance from a designated engineer or other expert person or agency, including the Department of Natural Resources. Based on this assessment, the Zoning Administrator may approve or deny the application.

F. General Considerations. The community may consider the following factors in granting variances and imposing conditions on variances and conditional uses in floodplains:

1. The potential danger to life and property due to increased flood heights or velocities caused by encroachments;
2. The danger that materials may be swept onto other lands or downstream to the injury of others;
3. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions;
4. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner;
5. The importance of the services to be provided by the proposed use to the community;
6. The requirements of the facility for a waterfront location;
7. The availability of viable alternative locations for the proposed use that are not subject to flooding;
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
9. The relationship of the proposed use to the Comprehensive Land Use Plan and flood plain management program for the area;
10. The safety of access to the property in times of flood for ordinary and emergency vehicles;
11. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

G. Notifications for Watercourse Alterations: Before authorizing any alteration or relocation of a river or stream, the Zoning Administrator must notify adjacent communities. If the applicant has applied for a permit to work in public waters pursuant to Minnesota Statutes, Section 103G.245, this will suffice as adequate notice. A copy of

the notification must also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).

H. Manufactured Homes and Recreational Vehicles: New manufactured home parks and expansion to existing manufactured home parks are prohibited in any floodplain district. New recreational vehicle parks or campgrounds and expansions of existing campgrounds are prohibited in any floodplain district.

Section 9.02 FLOODWAY DISTRICT (FW):

The purpose of the Floodway district is to assure retention of adequate space within the channel and adjoining flood plain to carry and discharge the regional flood and to restrict or prohibit uses which are dangerous to health or safety or result in economic loss in times of flood.

A. Permitted Uses: The following uses, which have a low flood damage potential and which do not obstruct flood flows, are permitted within the floodway district to the extent that they are not prohibited by the underlying zoning district or any other ordinance and provided they do not require structures, fill or storage of materials or equipment. In addition, no use shall adversely affect the capacity of the channel or floodways of any tributary to the main stream, drainage ditch or any other drainage facility.

   1. Agricultural uses such as: general farming, pasture, grazing, outdoor growing of nursery stock, horticulture, truck farming, forestry, sod farming, and wild crop harvesting, provided that such uses shall not include an animal feedlot.

   2. Industrial-commercial uses such as: loading areas, parking area, and airport landing strips.

   3. Private and public recreational uses such as: golf courses, driving ranges, picnic grounds, boat launching ramps, swimming area, parks wildlife and nature preserves, fishing areas, and recreational trails.

   4. Residential uses such as: lawns, gardens, parking areas, and play areas.

   5. Railroads, streets, bridges, utility transmission structures, pipelines, marinas, docks and water control structures required to obtain Department of Natural Resources permit.

   6. Channel modifications requiring a DNR permit where there is no change in the flood profile.

B. Conditional Uses: The following uses which involve structures (temporary or permanent), fill or storage of materials or equipment. These uses may be permitted in the floodway district only after the issuance of a conditional use permit as provided in Section 4.02.

1. Structures accessory to open space or conditional uses, in accordance with Section 9.02(C, 2).

2. Placement of fill.

3. Extraction of sand, gravel and other minerals.

4. Other railroads, streets, bridges, utility transmission lines and pipelines, not included as a permitted use in the previous section 9.02 (A, 5).

5. Storage yards for equipment, machinery or materials, in accordance with Section 9.02 (C, 4).

6. Levees, dikes, and floodwalls constructed to any height where the intent is to protect individual structures and levees or dikes where the intent is to protect agricultural crops for a frequency flood event equal to or less than the 10-year frequency flood event.

C. General Floodway Regulations: No structures (temporary or permanent); fill, including fill for roads and levees; deposit, obstruction, storage of materials or equipment; or other uses shall be allowed as a conditional use which, acting alone or in combination with existing or future uses, affects the capability of the floodway or increases flood heights. Consideration of the effects of a proposed use shall be an equal degree of encroachment extending for a significant reach on both sides of the stream. In addition, all floodway conditional uses shall be subject to the following regulations.

1. Fill:

   a) Any fill deposited in the floodway shall be no more than the minimum amount necessary to conduct the conditional use listed in Section 9.02 (B). Generally, fill shall be limited to that needed to grade or landscape for that use and shall not in any way obstruct the flow of flood waters.

   b) Such fill or other materials shall be protected against erosion by rip-rap, vegetative cover or bulk heading.

c) Spoil from dredging or sand and gravel operations shall not be deposited in the floodway unless it can be done in accordance with Section 9.02 (C, 1, a).

2. Accessory Structures: Accessory structures (temporary or permanent) permitted as conditional uses may be allowed provided that such structures are:

a) Not designed for human habitation;

b) Designed to have low flood damage potential;

c) Constructed and placed on the building site so as to offer the minimum resistance to the flood or floodwaters;

1. Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of flood flow; and

2. So far as practicable, structures shall be placed approximately on the same flood flow lines as those of adjoining structures.

d) Service utilities, such as electrical and heating equipment, within these structures must be elevated to or above the regulatory flood protection elevation or properly floodproofed;

e) Accessory structures shall be elevated on fill or structurally dry flood proofed in accordance with the FP-1 or FP-2 flood proofing classifications in the State Building Code. All floodproofed accessory structures must meet the following additional standards:

1. The structure must be adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls; and

2. Any mechanical and utility equipment in the structure must be elevated to or above the regulatory flood protection elevation or properly floodproofed.

f) As an alternative, an accessory structure may be internally/wet floodproofed to the FP-3 or FP-4 flood proofing classification in the State Building Code provided the accessory structure constitutes a minimal investment, does not exceed 576 square feet in size, and for a detached garage, must be used solely for parking of vehicles and limited storage. All such structures must meet the following standards:

1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two "automatic" openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and

2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

3. Utilities, Railroad Tracks, Streets, and Bridges:

A) Public Utilities: All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

b) Public Transportation Facilities: Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 9.01 and all provisions of 9.02 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

c) On-site Water Supply and Sewage Treatment Systems: Where public utilities are not provided:

1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in Minnesota Rules Chapter 4725.4350, as amended; and

2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate

infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding, and are subject to the provisions in Minnesota Rules Chapter 7080.2270, as amended.

4. Storage of Material and Equipment:

a) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, toxic or could be injurious to human, animal, or plant life is prohibited.

b) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent floatation.

Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the Governing Body.

5. Garbage and Solid Waste Disposal: No conditional use permits for garbage and waste disposal sites shall be issued for floodway areas; provided further, there shall be no further encroachment upon the floodway at existing sites.

6. Structural Works for Flood Control: Structural works for flood control such as levees, dikes, flood walls, and reservoirs shall be allowed only upon issuance of a conditional use permit and the following standards:

a) Any proposed structural work in the beds of public waters as defined in Minnesota Statutes, Chapter 105, which will change the course, current, or cross-section of the waters shall be subject to the provisions of Minnesota Statutes, Chapter 105, and other applicable statutes.

b) Obtain from the Army Corps of Engineers, when applicable, a permit under the Federal Water Pollution Control Act (commonly referred to as the Clean Water Act) and any other necessary permits.

c) A levee, dike, or floodwall constructed in the floodway shall not cause an increase to the 100 year or regional flood and the technical analysis must assume equal conveyance or storage loss on both sides of a stream.

d) Where the flooding potential is to be reduced as the result of a flood control project, the Federal Emergency Management Agency shall be notified and data required for a map revisions shall be submitted thereto.

Section 9.04 FFA FLOOD FRINGE DISTRICT:

The purpose of the flood fringe district is to guide development in currently developed areas in the flood fringe, consistent with the flood threat, in order to minimize loss of life and property, disruption of commerce and governmental services, extraordinary public expenditure for public protection and relief, and interruption of public transportation and communications, all of which adversely affect the public health, safety and general welfare; and to assure that the Township's lands are put to their most appropriate use.

A. Permitted Uses: The following shall be permitted uses within the FFA flood fringe district to the extent that they are not prohibited by any other portion of the zoning ordinance or by any other ordinance, and that such uses will not adversely affect the capacity of the channels of any tributary to the main stream, or any other drainage facility or system.

1. Residential Uses: New dwellings and additions shall be constructed on fill so that the lowest floor (including basement) is at or above the flood protection elevation. The finished fill elevation shall be no lower than one (1) foot below the flood protection elevation and shall extend at least fifteen (15) feet beyond the limits of any structure or building thereon. No dwelling shall be permitted that does not have vehicular access and parking areas at or above an elevation two (2) feet below the flood protection elevation.

2. Non-Residential Uses: New structures and additions shall be elevated so that their first floor (including basement) is at or above the flood protection elevation. The finished fill elevation shall be no lower than one (1) foot below the flood protection elevation.

3. Manufactured Homes and Manufactured Home Parks: The placement of new or replacement manufactured homes in existing manufactured home parks or on individual lots of record that are located in the FFA district will be treated as new structures and may be placed only if elevated in

compliance with Section 9.04 of this Ordinance. If vehicular road access for preexisting manufactured home parks is not provided in accordance with Section 9.04, then replacement manufactured homes will not be allowed until the property owner(s) develops a flood warning emergency plan acceptable to the County Board. The plan must be prepared by a registered engineer or other qualified individual, and must demonstrate that adequate time and personnel exist to carry out the evacuation.

a. All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to the anchoring requirements of Section 10.44 of this ordinance. This is in addition to applicable state or local requirements for resisting wind forces.

4. Recreational Vehicles: New recreational vehicle parks or campgrounds and expansions to existing recreational vehicle parks or campgrounds are prohibited in floodplain districts. Placement of recreational vehicles in existing recreational vehicle parks or campgrounds in the FFA district must meet the exemption criteria below or be treated as new structures meeting the requirements of this ordinance.

a. Area Exempted For Placement of Travel/Recreational Vehicles:

1. Existing commercial recreational vehicle parks or campgrounds.

2. Existing condominium type associations.

b. Criteria for Exempt Recreational Vehicles:

1. The vehicle must have a current license required for highway use.

2. The vehicle must be highway ready, meaning on wheels or the internal jacking system, attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks.

3. No permanent structural additions may be attached to the vehicle.

4. Any accessory structure must be constructed of flood-resistant materials and be securely anchored, meeting the requirements for manufactured homes in section 3.

5. An accessory structure must constitute a minimal investment.

c. Recreational vehicles exempted in Section 9.04 (b) lose this exemption when development occurs on the parcel exceeding 500 dollars for a structural addition to the vehicle or an accessory structure such as a garage or a storage building. The recreational vehicle and all additions and accessory structures will then be treated as a new structure and shall be subject to the elevation/flood proofing requirements and the use of land restrictions specified in Section 9.04 of this ordinance.

5. Accessory Structures: Such structures shall be constructed on fill so that the lowest floor is at or above the flood protection elevation. As an alternative to the fill requirements of this section structures accessory to the permitted or conditionally permitted uses may be permitted to be internally wet floodproofed to the FP3 or FP4 floodproofing classifications in the State Building Code provided that:

a. The accessory structure constitutes a minimal investment, does not exceed 576 square feet in size, and is only used for parking and storage.

b. All portions of floodproofed accessory structures below the Regulatory Flood Protection Elevation must be: (i) adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls, (ii) be constructed with materials resistant to flood damage, and (iii) must have all service utilities be water-tight or elevated to above the regulatory flood protection elevation

c. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following criteria:

1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two "automatic" openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and

2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

6. Accessory Land Uses: The storage of any materials or equipment must be elevated on fill to the regulatory flood protection elevation.

B. Conditional Uses: Other uses are permitted only upon application to the Zoning Administrator and the issuance of a conditional use permit as provided in Section 4.02 and subject to the following provisions:

1. Residential Uses: Where existing streets, utilities, or small lot sizes preclude the use of fill, other methods of elevating the first floor (including basement) above the flood protection elevation may be authorized, provided that the dwelling is floodproofed to the FP-1 classification in accordance with the State Building Code.

2. Non-Residential Uses: Structures that are not elevated at or above the flood protection elevation as referenced by Section 9.04 (A), Permitted Uses, shall be floodproofed in accordance with the structurally dry FP-1 or FP-2 floodproofing classifications in the State Building Code. This requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures floodproofed to the FP-3 or FP-4 classification are not permitted.

3. Storage of any material or equipment below the regulatory flood protection elevation.

The cumulative placement of more than 1,000 cubic yards of fill when the fill is not being used to elevate a structure in accordance with 9.04A of this ordinance.

C. General Flood Fringe Regulations: All uses within this district are subject to the following regulations:

1. Basements, as defined by Section 2.02 of this Ordinance, shall be subject to the following:

a. Residential basement construction is not allowed below the regulatory flood protection elevation.

b. Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry floodproofed in accordance with Section B.3 of this Ordinance.

2. Manufacturing and Industrial Uses: Manufacturing and industrial buildings, structures and appurtenant works shall be protected to the flood protection elevation. Measures shall be taken to minimize interference with normal plant operations, especially for streams having prolonged flood durations. Certain accessory land uses, such as yards and parking lots, may be at lower elevations.

3. Storage of Materials: Materials that in time of flooding are buoyant, flammable, explosive, toxic, or materials that have significant flood damage potential, or could be injurious to human, animal, or plant life shall be stored at or above the flood protection level, floodproofed, or protected by structural measures consistent with the standards set forth herein. Furthermore, storage of materials which are likely to cause pollution of waters are defined in Minnesota Statutes, Section 115.01, if subject to flooding, are prohibited unless adequate safeguards approved by the Minnesota Pollution Control Agency are provided.

4. Accessory Land Uses: Accessory land uses for non-residential uses, such as storage yards and parking lots that are at elevations below the flood protection elevation and are subject to flood velocities greater than four (4) feet per second or would be inundated to a depth greater than two (2) feet, shall not be permitted without a flood warning system that provides adequate time for evacuation of the area.

5. Utilities, Railroad Tracks, Streets, and Bridges: Public utility facilities, roads, railroad tracks, and bridges within the flood fringe district shall be designed to minimize increases in flood elevations and shall be compatible with local comprehensive flood plain development plans. Protection to the flood protection elevation shall be provided where failure or interruption of these public facilities are essential to the orderly functioning of the area. Where failure or interruption of services would not endanger life or health, a lesser degree of protection may be provided for minor or auxiliary roads, railroads, or utilities.

   a. Public Utilities: All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in

the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

b. Public Transportation Facilities: Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 4.0 and 5.0 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

c. On-site Water Supply and Sewage Treatment Systems: Where public utilities are not provided: 1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in Minnesota Rules Chapter 4725.4350, as amended; and 2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding, and are subject to the provisions in Minnesota Rules Chapter 7080.2270, as amended.

6. Design and Certification: The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the State Building Code, and, specifically, that all electrical, heating, ventilation, plumbing, and air conditioning facilities must be at or above the Regulatory Flood Protection Elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding. In addition, a registered land surveyor must certify the lowest floor elevation of the structure.

7. Fill: Any fill shall be compacted and the slopes shall be protected by rip-rap or vegetative covering.

8. Waste Treatment and Waste Disposal:

a) No new construction, addition or modification to existing waste treatment facilities shall be permitted within the flood fringe unless

emergency plans and procedures for action to be taken in the event of flooding are prepared, filed with, and approved by the Minnesota Pollution Control Agency. The emergency plans and procedures must provide for measures to prevent introduction of any pollutant or toxic material into the flood waters.

b) There shall be no disposal of garbage or solid waste materials within flood fringe areas except upon issuance of a permit approved by the Minnesota Pollution Control Agency and subject to the requirements of Section 9.02 (C, 5).

9. Flood Control Works: Flood control works shall be subject to the provisions of Section 9.02 (C, 6) and the following provisions:

a) The minimum height and design of any dikes, levees, floodwalls, or similar structural works shall be based upon the flood profile of the regional flood confined between the structures. The minimum height and design of structural works shall be at least three (3) feet above the elevation of the regional flood as confined by structures, or at the elevation of the standard project flood, whichever is greater.

b) Modifications and additions to existing structural works shall assure that the work will provide a means of decreasing the flood damage potential in the area.

c) Detailed plans shall be submitted to the zoning administrator for any new developments placed on the flood plain landward from dikes and levees. The plans must provide for ponding areas or other measures to protect against flooding from internal drainage.

d) Where the flooding potential is to be reduced as the result of a flood control project, the Federal Emergency Management Agency shall be notified and data required for a map revision shall be submitted thereto.

Section 9.06 FFB FLOOD FRINGE DISTRICT:

The FFB Flood Fringe District is established to guide development in generally undeveloped areas in the flood plain in such a manner as to reduce the loss of flood storage volume in the flood plain, in order to avoid increases in downstream flood levels and velocities; to minimize loss of life and property, disruption of commerce and governmental services, extraordinary public expenditures for public protection and communications, all of which adversely affect the public health, safety and general welfare; and to assure that the Township's lands are put to their most appropriate use.

A. Permitted Uses: The following uses have a low flood damage potential and do not obstruct flood flows. These uses are permitted in the flood fringe district to the extent that they are not prohibited by the underlying zoning district or any other ordinance and provided they do not require structures, fill or storage of materials or equipment. In addition, no use shall adversely affect the capacity of the channel or floodways of any tributary to the main stream, drainage ditch or any other drainage facility. The following uses are permitted in this district and also subject to Section 9.04 (C) and 9.06 (C), General Regulations:

1. Agricultural Uses: Agricultural uses such as general farming, pasture, grazing, outdoor growing of nursery stock, horticulture, truck farming, forestry, sod farming, and wild crop harvesting, but not including a feedlot of thirty (30) animal units or more.

2. Industrial-Commercial Uses: Industrial-Commercial uses such as loading areas, parking areas and airport landing strips.

3. Private and Public Recreational Uses: Private and public recreational uses such as golf courses, driving ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, fishing areas, and recreational trails.

4. Residential Uses: Residential uses such as lawns, gardens, parking areas, and play areas.

B. Conditional Uses: Other uses are permitted only upon application to the Zoning Administrator and the issuance of a conditional use permit as provided in Section 4.02 and subject to the following provisions:

1. Uses permitted in Section 9.04 (A) Permitted Uses, and in Section 9.04 (B) Conditional Uses, (both included in the FFA Flood Fringe District) subject to provisions set forth in Section 9.04 (C) except where superseded by the provisions set forth in Section 9.06 (C).

C. General Flood Fringe Regulations: The deposition of any fill or spoil from dredging or sand and gravel operations, the construction of any structure, or the grading or paving of any areas shall require certification by a registered professional engineer or hydrologist that the following conditions have been met:

1. Fill deposited in the flood fringe area shall be no more than the minimum amount necessary to conduct the use.

2. Minimal loss of capacity for surface storage of flood waters shall result from the activity, not to exceed loss of one (1%) percent per lot.

3. The effect of such activities in the FFB flood fringe district shall not result in an increase in erosion potential on the site after such activities are completed.

Section 9.08 FLOOD PRONE DISTRICT (FP):

The purpose of the Flood Prone District is to guide development in the Flood Prone District consistent with the flood threat, in order to minimize loss of life and property, disruption of commerce and governmental services, extraordinary public expenditure for public protection and relief, and interruption of transportation and communications, all of which adversely affect the public health, safety and general welfare; and to assure that the County's lands are put to their most appropriate use. Floodplain developments shall not adversely affect the hydraulic capacity of the channel and adjoining flood plain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the Official Zoning Map.

A. Permitted Uses: The following uses, having a low flood damage potential and which do not obstruct flood flows, are permitted within the Flood Prone District to the extent that they are not prohibited by the underlying zoning district or any other ordinance and provided they do not require structures, fill, or storage of materials or equipment. In addition, no use shall adversely affect the capacity of the channel or floodways of any tributary to the main stream, drainage ditch or any other drainage facility.

1. Agricultural Uses: Agricultural uses such as general farming, pasture, grazing, outdoor growing of nursery stock, horticulture, truck farming, forestry, sod farming, and wild crop harvesting, but not including a feedlot of thirty (30) animal units or more.

2. Industrial-Commercial Uses: Industrial-Commercial uses such as loading areas, parking areas and airport landing strips.

3. Private and Public Recreational Uses: Private and public recreational uses such as golf courses, driving ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, fishing areas, and recreational trails.

4. Residential Uses: Residential uses such as lawns, gardens, parking areas, and play areas.

5. Wildlife sanctuary, woodland preserve and arboretum.

6. Railroads, streets, bridges, utility transmission structures, pipeline, marinas, docks and water control structures required to obtain Department of Natural Resources permit.

B. Conditional Uses: The following uses, which involve fill or storage of materials or equipment, may be permitted in the flood plain district only after the issuance of a conditional use permit as provided in Section 4.02 of this zoning ordinance, which applies to all flood plain conditional uses.

1. Placement of fill, except when fill is used as part of an approved soil conservation service drainage control structure.

2. Extraction of sand, gravel and other minerals.

3. Other railroads, streets, bridges, utility transmission lines and pipelines not included as a permitted use in the previous Section 9.08 (A, 6).

4. Storage yards for equipment, machinery or materials.

5. Other uses similar in nature to uses described in Section 9.08 (A), Permitted Uses, or 9.08 (B), Conditional Uses.

C. General Flood Plain Regulations: No structures (temporary or permanent); fill, including fill for roads and levees; deposit, obstruction, storage of materials or equipment; or other uses shall be allowed as conditional uses which, acting alone or in combination with existing or future uses, unduly affects the capacity of the floodway or unduly increases flood heights. Consideration of the effects of a proposed use shall be based on a reasonable assumption that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream. In addition, all flood plains conditional uses shall be subject to the following regulations:

1. Fill:

a) Any fill deposited in the flood plain shall be no more than the minimum amount necessary to conduct a conditional use and shall not in any way obstruct the flow of flood waters.

b) Such fill or other materials shall be protected against erosion by rip-rap, vegetative cover or bulk heading.

c) Spoil from dredging or sand and gravel operations shall not be deposited in the flood plain unless it can be done in accordance with Section 9.08 (C, 1, a).

a. Utilities, Railroad Tracks, Streets, and Bridges: Public Utilities: All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

b. Public Transportation Facilities: Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 4.0 and 5.0 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

c. c. On-site Water Supply and Sewage Treatment Systems: Where public utilities are not provided: 1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in Minnesota Rules Chapter 4725.4350, as amended; and 2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding, and are subject to the provisions in Minnesota Rules Chapter 7080.2270, as amended.

2. Storage of Material and Equipment:

   a) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, toxic, or could be injurious to human, animal, or plant life is prohibited.

   b) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation.

3. Garbage and Solid Waste Disposal: No conditional use permits for garbage and waste disposal sites shall be issued for floodway areas; provided further, there shall be no further encroachment upon the floodway at existing sites.

4. Structural Works for Flood Control: Structural works for flood control such as levees, dikes, floodwalls, and reservoirs shall be allowed only upon issuance of a conditional use permit and the following standards:

   a) Any proposed structural work in the beds of public waters as defined in Minnesota Statutes Chapter 105 which will change the

course, current, or cross-section of the waters shall be subject to the provisions of Minnesota Statutes Chapter 105 and other applicable statutes.

b) Obtain from the Army Corps of Engineers, when applicable, a permit for under the Federal Water Pollution Control Act (commonly referred to as the Clean Water Act), and any other necessary permits.

c) Where the flooding potential is to be reduced as the result of a flood control project, the Federal Emergency Management Agency shall be notified and data required for a map revision shall be submitted thereto.

Section 9.10 SHORELAND DISTRICT AND RIVER CORRIDOR DISTRICT

A. POLICY:

1. The uncontrolled use of shorelands of Oronoco Township, Minnesota, affects the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise subdivision, use and development of shorelands of public waters. The Legislature of Minnesota has delegated responsibility to local governments of the state to regulate the subdivision, use and development of shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources. This responsibility is hereby recognized by Oronoco Township.

2. Oronoco Township has determined that some shoreland areas are more sensitive to certain land uses, are within areas that may contribute to water quality degradation due to topography, soils, or geology, have high natural habitat values (wildlife and plants), and have high scenic values. Therefore these shoreland areas have been expanded as defined in Section 2.02 Definitions. Certain land uses identified within this section that have the potential to cause substantial shoreland and water quality impacts are not permitted within the River Corridor District. All standards of the Shoreland District in Section 9.10 shall apply in the River Corridor District.

B. SHORELAND CLASSIFICATION SYSTEM: The public waters of Oronoco Township have been classified below consistent with the criteria found in Minnesota Regulations,

Part 6120.3300, and the Protected Waters Inventory Map for Olmsted County, Minnesota.

1. The shoreland classification system can be listed as follows:.

LAKES

Recreational Development Lakes: Lake Zumbro, Protected Waters Inventory I.D. #55-4

RIVERS AND STREAMS

a. Transition Rivers:

NAME	**FROM**			**TO**		
	Section	**Town**	**Range**	**Section**	**Town**	**Range**
Middle Fork Zumbro River	17	108	14	15	108	14
South Fork Zumbro River	36	108	14	23	108	14

b. Agricultural Rivers:

NAME	**FROM**			**TO**		
	Section	**Town**	**Range**	**Section**	**Town**	**Range**
South Branch Middle Fork Zumbro River	18	108	14	18	108	14

c. Tributary Streams

NAME	**FROM**			**TO**		
	Section	**Town**	**Range**	**Section**	**Town**	**Range**
Unnamed to SFZR	29	108	14	14	108	14
Dry Run Creek	4	108	14	4	108	14
Unnamed to SFZR	20	108	13	23	108	14
Unnamed to ZR	7	108	13	11	108	14

Lands lying within the shoreland area of Lake Zumbro, Middle Fork Zumbro River, South Branch Middle Fork Zumbro River, and the South Fork Zumbro River are within the River Corridor District.

C. PHYSICAL LIMITATIONS

1. Lot Area and Width Regulations:

a) Each unsewered lot shall have a lot area of not less than two (2) acres, except when additional lot area is required by the Olmsted County Planning Department to meet the well and septic requirements. In addition, the following lot width requirements must be met:

LOT WIDTH REQUIREMENTS (In Feet)	RIPARIAN LOT WIDTH	NON-RIPARIAN LOT WIDTH
Natural Environment Lake	200	200
Recreational Development Lake	150	150
General Development Lake	100	150

b) Each lot in areas served by a public or centralized sewage collection and treatment system shall have a lot area and width of not less than the following:

Natural Environment Lake

DWELLING TYPE	RIPARIAN LOT		NON-RIPARIAN LOT	
	AREA (square feet)	WIDTH (feet)	AREA (square feet)	WIDTH (feet)
Single	40,000	125	20,000	125
Duplex	70,000	225	35,000	220
Triplex	100,000	325	52,000	315
Quad	130,000	425	65,000	410

Recreational Development Lake

DWELLING TYPE	RIPARIAN LOT		NON-RIPARIAN LOT	
	AREA (square feet)	WIDTH (feet)	AREA (square feet)	WIDTH (feet)
Single	20,000	75	15,000	75
Duplex	35,000	135	26,000	135
Triplex	50,000	195	38,000	190
Quad	65,000	255	49,000	245

General Development Lake

DWELLING TYPE	RIPARIAN LOT		NON-RIPARIAN LOT	
	AREA (square feet)	WIDTH (feet)	AREA (square feet)	WIDTH (feet)
Single	15,000	75	10,000	75
Duplex	26,000	135	17,500	135
Triplex	38,000	195	25,000	190
Quad	49,000	255	32,500	245

c) River/Stream segments must meet the underlying zoning district lot area requirements. In addition, the following lot width standards must be met:

Dwelling Type	Remote	Forested	Transition	Agricultural	Urban/Tributary (unsewered)	Urban/Tributary (sewered)
Single	300′	200′	250′	150′	100′	75′
Duplex	450′	300′	375′	225′	150′	115′
Triplex	600′	400′	500′	300′	200′	150′
Quad	750′	500′	625′	375′	250′	190′

2. Additional Special Provisions

a) Lots intended as controlled accesses to public waters or as recreation areas for use by owners of non riparian lots may be platted as outlots. These lots do not need to meet the applicable lot area requirements; however, they must meet the minimum lot width standards set forth in this ordinance.

3. Prohibited Uses in the River Corridor District. The following land uses are prohibited within the River Corridor District.

a. Commercial gravel pits, rock quarries, and mines;

b. New animal feedlots;

c. Landfills;

d. Racetracks;

e. New manure storage areas;

f. Junkyards and salvage yards containing more than six unlicensed motor vehicles;

g. Industrial facilities for storage of hazardous waste or demolition of waste;

h. Commercial or industrial tire recycling facilities; and

i. Applying manure within the River Corridor must be consistent with the State requirements of the MPCA (Minnesota Pollution Control Agency) which identifies approved practices to protect water quality. The area from 300 to 1,000 feet within the designated River Corridor must comply with the 25-300 foot buffer as identified by the MPCA State requirements mentioned above.

D. PLACEMENT, DESIGN, AND HEIGHT OF STRUCTURES

1. Placement of Structures on Lots: When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows:

a) Structure and On-Site Sewage System Setbacks (in feet) from Ordinary High Water Level*:

Class of Public Water	Structures		Sewage Treatment System
	Unsewered	Sewered	
LAKES			
Natural Environment	150′	150′	150′
Recreational Development	100′	75′	75′
General Development	75′	50′	50′
RIVERS			
Remote	200′	200′	150′
Forested & Transition	150′	150′	100′
Agriculture, Urban & Tributary	100′	50′	75′

*One water oriented accessory structure designed in accordance with the provisions of Section 9.10 (D,1,a) of this ordinance may be set back a minimum distance of ten (10) feet from the ordinary high water level.

b) Additional Structure Setbacks: The following additional structure setbacks apply, regardless of the classification of the waterbody.

SETBACK FROM:	SETBACK (IN FEET)
Top of Bluff	30
Unplatted Cemetery	50

c) Bluff Impact Zones: Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

2. Design Criteria for Structures.

a) High Water Elevations: Structures must be placed in accordance with any floodplain regulations applicable to the site. Where these controls do not exist, the elevation to which the lowest floor, including basement, is placed or flood proofed must be determined as follows:

1) For lakes, by placing the lowest floor at a level at least three (3) feet above the highest known water level, or three (3) feet above the ordinary high water level, whichever is higher;

2) For rivers and streams, by placing the lowest floor at least three (3) feet above the flood of record, if data is available. If data is not available, by placing the lowest floor at least three (3) feet above the ordinary high water level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish a flood protection elevation. Under all three approaches, technical evaluations must be done by a qualified engineer or hydrologist consistent with parts 6120.5000 to 6120.6200 governing the management of flood plain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities; and

3) Water oriented accessory structures may have the lowest floor placed lower than the elevation determined in this item if the structure is constructed of flood resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation, and if long duration flooding is anticipated, the structure is built to withstand ice action and wind driven waves and debris.

b) Water oriented accessory structures: Each lot may have one water oriented accessory structure not meeting the normal structure setback in Section 9.10 (D,1,a) of this ordinance if this water oriented accessory structure complies with the following provisions:

1) The structure or facility must not exceed ten (10) feet in height, exclusive of safety rails, and cannot occupy an area greater

than 250 square feet. Detached decks must not exceed eight (8) feet above grade at any point;

2) The setback of the structure or facility from the ordinary high water level must be at least ten (10) feet;

3) The structure or facility must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf on conditions;

4) The roof may be used as a deck with safety rails, but must not be enclosed or used as a storage area;

5) The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities; and

6) As an alternative for general development and recreational development waterbodies, water oriented accessory structures used solely for watercraft storage, and including storage of related boating and water oriented sporting equipment, may occupy an area up to 400 square feet provided the maximum width of the structure is twenty (20) feet as measured parallel to the configuration of the shoreline.

c) Stairways, Lifts, and Landings: Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways and lifts must meet the following design requirements:

1) Stairways and lifts must not exceed four (4) feet in width on residential lots. Wider stairways may be used for commercial properties or public open space recreational properties;

2) Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet may be used for commercial properties or public open space recreational properties;

3) Canopies or roofs are not allowed on stairways, lifts, or landings;

4) Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion;

5) Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer leaf on conditions, whenever practical; and

6) Facilities such as ramps, lifts, or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of subitems (1) to (5) are complied with in addition to the requirements of Minnesota Regulations, Chapter 1340.

d) Significant Historic Sites: No structure may be placed on a significant historic site in a manner that affects the value of the site unless adequate information about the site has been removed and documented in a public repository.

e) Steep Slopes: The zoning administrator must evaluate possible soil erosion impacts and development visibility from public waters before issuing a permit for construction of sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes. When determined necessary, conditions must be attached to issued permits to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters, assuming summer leaf on vegetation.

E. SHORELAND ALTERATIONS

Vegetation Alterations

1. Vegetation alteration necessary for the construction of structures and sewage treatment systems and the construction of roads and parking areas regulated by Section (9.10,F) of this ordinance are exempt from the vegetation alteration standards that follow.

2. Removal or alteration of vegetation, except for agricultural and forest management uses as regulated in Sections (9.10,H) is allowed subject to the following standards:

a) Intensive vegetation clearing within the shore and bluff impact zones and on steep slopes is not allowed. Intensive vegetation clearing for forest land conversion to another use outside of these areas is allowable as a conditional use if an erosion control and sedimentation plan is developed and approved by the soil and water conservation district in which the property is located.

b) In shore and bluff impact zones and on steep slopes, limited clearing of trees and shrubs and cutting, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways and landings, picnic areas, access paths, livestock watering areas, beach and watercraft access areas, and permitted water oriented accessory structures or facilities, provided that:

1) The screening of structures, vehicles, or other facilities as viewed from the water, assuming summer leaf on conditions, is not substantially reduced;

2) Along rivers, existing shading of water surfaces is preserved, and

3) The above provisions are not applicable to the removal of tree limbs, or branches that are dead, diseased, or pose safety hazards.

Topographic Alterations / Grading and Filling

1. Grading and filling and excavations necessary for the construction of structures, sewage treatment systems, and driveways under validly issued construction permits for these facilities do not require the issuance of a separate grading and filling permit. However, the grading and filling standards in this section must be incorporated into the issuance of permits for construction of the above mentioned items.

2. Public roads and parking areas are regulated by Section (9.10,F) of this ordinance.

3. Notwithstanding items 1 and 2 above, a grading and filling permit will be required for:

a) The movement of more than ten (10) cubic yards of material on steep slopes and shore and bluff impact zones; and

b) The movement of more than fifty (50) cubic yards of material outside of steep slopes and shore and bluff impact zones.

4. The following considerations and conditions must be adhered to during the issuance of construction permits, grading and filling permits, conditional use permits, variances and subdivision approvals:

   a) Grading or filling within any wetland area must meet the applicable requirements of the Minnesota Wetlands Conservation Act.

   b) Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;

   c) Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible;

   d) Methods to minimize erosion and to trap sediments before they reach any surface water feature must be used;

   e) Altered areas must be stabilized to acceptable erosion control standards consistent with Section 10.20 of the Oronoco Township Zoning Ordinance.

   f) Fill or excavated material must not be placed in a manner that creates an unstable slope;

   g) Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;

   h) Fill or excavated materials must not be placed in bluff impact zones;

   i) Any alterations below the ordinary high water level of public waters must first be authorized by the Commissioner under Minnesota Statutes, Section 105.42;

   j) Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and

   k) Placement of natural rock riprap, including associated grading of the shoreline and placement of a filter blanket, is permitted if the finished slope does not exceed three (3) feet horizontal to one (1) foot vertical, the landward extent of the riprap is within ten (10) feet of the ordinary high water level,

and the height of the riprap above the ordinary high water level does not exceed three (3) feet.

5. Connections to Public Waters: Excavations where the intended purpose is connection to a public water, such as boat slips, canals, lagoons, and harbors, must be controlled by local shoreland controls. Permission for excavations may be given only after the Commissioner has approved the proposed connection to public waters.

F. PLACEMENT AND DESIGN OF ROAD, DRIVEWAYS, AND PARKING AREAS

1. Public and private roads and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. Construction of roads and parking areas must be designed and constructed to minimize and control erosion to public waters consistent with the provisions of Section 10.20 of this ordinance.

2. Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts.

3. Public and private watercraft access ramps, approach roads, and access related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this ordinance are met.

G. STORMWATER MANAGEMENT

1. General Standards

a) When possible, existing natural drainageways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.

b) Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible.

c) When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as dikes, diversion, settling

basins, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and manmade materials and facilities.

2. Specific Standards

a) Impervious surface coverage of lots must not exceed 25 percent of the lot area

b) When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the local soil and water conservation district guidelines.

c) New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

H. SPECIAL PROVISIONS FOR COMMERCIAL, INDUSTRIAL, PUBLIC, SEMIPUBLIC, AND AGRICULTURAL USES

1. Standards for Commercial, Industrial, Public, and Semipublic Uses:

a) Surface water oriented commercial uses and industrial, public, or semipublic uses with similar needs to have access to and use of public waters may be located on lots or parcels with frontage on public waters. Those uses with water oriented needs must meet the following standards:

1) In addition to meeting the impervious coverage limits, setbacks, and other zoning district standards in this ordinance, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;

2) Uses that require short term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and

3) Uses that depend on patrons arriving by watercraft may use signs and lighting to convey needed information to the public, subject to the following general standards:

a. No advertising signs or supporting facilities for signs may be placed in or upon public waters. Signs conveying information or

safety messages may be placed in or on public waters by a public authority or under a permit issued by the County Sheriff;

b. Signs may be placed when necessary, within the shore impact zone if they are designed and sized to be the minimum necessary to convey needed information. They must only convey the location and name of the establishment and the general types of goods or services available. The signs must not contain other detailed information such as product brands and prices, must not be located higher than ten (10) feet above the ground, and must not exceed 32 square feet in size. If illuminated by artificial lights, the lights must be shielded or directed to prevent illumination out across public waters; and

c. Other outside lighting may be located within the shore impact zone or over public waters if it is used primarily to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination out across public waters. This does not preclude use of navigational lights.

b) Uses without water oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf on conditions.

2. Agricultural Use Standards

a) General farming and related activities are permitted if steep slopes and shore and bluff impact zones are maintained in permanent vegetation or operated under an approved conservation plan from the local soil and water conservation district. The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.

b) Animal feedlots must meet the following standards:

1) New feedlots must not be located in the shoreland of watercourses or in bluff impact zones and must meet a minimum setback of 300 feet from the ordinary high water level of all public waters basins; and

2) Modifications or expansions to existing feedlots that are located within 300 feet of the ordinary high water level or

within a bluff impact zone are allowed if they do not further encroach into the existing ordinary high water level setback or encroach on bluff impact zones.

I. WATER SUPPLY AND SEWAGE TREATMENT

1. Water Supply: The water supply shall meet all applicable requirements of the Olmsted County Water Well and Water Supply Ordinance, and amendments thereto.

2. Sewage Treatment: Any premises used for human occupancy must be provided with an adequate method of treating the sewage which is generated on the premises. Treatment shall be provided as follows:

   a) Publicly owned sewage treatment systems shall be used where available.

   b) All new individual sewage treatment systems, including repairs or additions to existing systems, shall meet or exceed the requirements of Olmsted County Public Health Regulation # 41, and amendments thereto (sewage and wastewater treatment regulation).

   c) A new individual sewage treatment system, including repairs or additions to existing systems, shall be set back from the ordinary high water level in accordance with the setbacks contained in Section 9.10 (D) of this ordinance.

   d) Nonconforming individual sewage treatment systems shall be regulated and upgraded in accordance with Section 1.29 (C) of this ordinance.

J. LAND SUITABILITY

1. Each lot created through subdivision must be suitable in its natural state for the proposed use with minimum alteration. Suitability analysis by the local unit of government shall consider susceptibility to flooding, existence of wetlands, soil and rock formations with severe limitations for development, severe erosion potential, steep topography, inadequate water supply or sewage treatment capabilities, near shore aquatic conditions unsuitable for water based recreation, important fish and wildlife habitat, presence of significant historic sites, or any other feature of the natural land likely to be harmful to the health, safety, or welfare of future residents of the subdivision.

2. Subdivisions must conform to all official controls of the community. A subdivision will not be approved where a later variance from one or more standards in the official controls would be needed to use the lots for their intended purpose.

3. Sufficient information must be submitted by the applicant for the local unit of government to make a determination of land suitability. The information should include at a minimum:

   a) The surface water features required in Minnesota Statutes, Section 505.02, Subdivision 1, to be shown on plats, obtained from United States Geological Survey quadrangle topographic maps or more accurate sources;

   b) Extent of anticipated vegetation and topographic alterations; near shore aquatic conditions, including depths, types of bottom sediments, and aquatic vegetation; and proposed methods for controlling stormwater runoff and erosion, both during and after construction activities;

   c) Location of 100 year flood plain areas and floodway districts from existing adopted maps or data; and

   d) A line or contour representing the ordinary high water level, the "toe" and "top" of bluffs, and the minimum building setback distances from the top of the bluff and the lake or stream.

K. NOTIFICATIONS TO THE DEPARTMENT OF NATURAL RESOURCES

1. Copies of all notices of any public hearings to consider variances, amendments, or conditional uses under local shoreland management controls must be sent to the Commissioner or the Commissioner's designated representative and postmarked at least ten (10) days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.

2. A copy of approved amendments and subdivisions / plats, and final decisions granting variances or conditional uses under local shoreland management controls must be sent to the Commissioner or the Commissioner's designated representative and postmarked within ten (10) days of final action.

L. USES SUBJECT TO A CONDITIONAL USE PERMIT

The following land uses/activities are prohibited within the River Corridor District, but are permitted uses/activities subject to prior issuance of a conditional use permit within the Shoreland District elsewhere in the Township.

1. Commercial gravel pits, rock quarries, and mines
2. New animal feedlots exceeding 700 animal units or the expansion of animal feedlots to a capacity exceeding 700 animal units
3. Landfill sites exceeding one acre in size
4. Racetracks
5. New manure storage areas with a capacity to accumulate manure from more than 700 animal units
6. Junkyards and salvage yards containing more than six unlicensed motor vehicles
7. Industrial facilities for storage of hazardous waste or demolition of waste
8. Commercial or industrial tire recycling facilities

SECTION 9.12 SPECIAL LAND USE PROVISIONS

A. Prohibited uses in the River Corridor District. The following land uses are prohibited within the River Corridor District.

1. Commercial gravel pits, rock quarries, and mines.
2. New animal feedlots.
3. Landfills.
4. Compost, Commercial Small Facility
5. Compost, State of Minnesota Permitted Facility
6. Racetracks.
7. New manure storage areas.
8. Junkyards and salvage yards containing more than six unlicensed motor vehicles.
9. Industrial facilities for storage of hazardous waste or demolition of waste.
10. Commercial or industrial tire recycling facilities.

11. Applying manure within the River Corridor must be consistent with the State requirements of the MPCA (Minnesota Pollution Control Agency) which identifies approved practices to protect water quality. The area from 300 to 1,000 feet within the designated River Corridor must comply with the 25-300 feet buffer as identified by the MPCA State requirements mentioned above.

ARTICLE X -- GENERAL REGULATIONS

Section 10.00 PURPOSE:

The general regulations established in Article X are designed to encourage a high standard of development by providing assurance that neighboring land uses will be compatible. The general regulations are designed to prevent and eliminate those conditions that cause blight or detriment to the environment. Before any zoning certificate is issued, the Zoning Administrator shall determine whether the proposed use will conform to the general regulations. The developer or landowner shall supply the data necessary to demonstrate that the development or use will be in conformance.

Section 10.01 SINGLE FAMILY DWELLING STANDARDS:

The following regulations shall govern all single family dwellings located within the R 1, RA, or RSD Zoning districts:

A. The dwelling must have a supporting perimeter wall foundation, or the foundation system is screened by a perimeter wall system of either a finished masonry type, or the same exterior material as the exterior finish of the dwelling, and must extend from the base of the structure to the adjacent grade.

B. If not constructed on site, the dwelling must meet the provisions of Minnesota Statutes, Chapter 327.31, Subd. 3 (Manufactured Home Building Code).

C. All single family detached dwellings must have a minimum dimension of at least twenty two (22) feet at the first floor level over at least 50 percent of its length.

Section 10.02 HOME BUSINESSES:

A. In any zoning district where home businesses are authorized, a home business shall comply with the following regulations:

1. Said use shall occupy an area no more than twenty five (25%) percent of the total floor area of the dwelling.

2. No home business shall require substantial interior or exterior alterations of the dwelling.

3. No home business shall create emissions, surface or groundwater discharges, odor, dust, noise, electrical disturbances, glare, or vibrations exceeding the standards of the Minnesota Pollution Control Agency measured at the source of the emission or

discharge, the property line, or within 500 feet of the nearest neighboring dwelling.

4. Unless prohibited in the district, a business allowed as a conditional use in the RC, CS, HC, or I districts shall be considered for approval as a home business only through the conditional use permit process.

B. A home business allowed in the R-A, R-1, R-2, or RSD Districts shall comply with the following regulations, in addition to the requirements of Section 10.02 A.

1. No person shall be employed other than a member of the household residing on the premises.

2. The home business shall be conducted entirely within buildings, including the dwelling and no more than one accessory structure, and may involve the use of no more than one accessory structure exclusively for storage.

3. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than two square feet in area.

4. No business shall be permitted as a home business that is allowed as a conditional use in the RC, CS, HC, or I districts.

C. A home business allowed as a permitted use on a parcel smaller than 35 acres in area in the A 1, A 2, A 3, or A-4 Agricultural Districts shall comply with the following regulations.

1. No person shall be employed other than a member of the household residing on the premises.

2. Said use shall not occupy an area of more than twenty five (25%) percent of the total floor area of the dwelling and not more than one accessory structure with a floor area of 2,400 square feet or less.

3. Outside storage of material or equipment or display of merchandise is permitted only on paved surfaces and shall not exceed 2,000 square feet.

4. The total impervious surface area devoted to the home business shall not exceed 5,000 square feet including outside storage, parking areas, and accessory structure.

5. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.

D. A home business allowed as a permitted use on a parcel of 35 acres or more in the A-1, A-2, A-3, or A-4 Agricultural Districts shall comply with the following regulations.

1. No person shall be employed other than a member of the household residing on the premises.

2. Said use shall not occupy an area of more than twenty five (25%) percent of the total floor area of the dwelling and not more than one accessory structure with a floor area of 5,000 square feet or less.

3. Outside storage of material or equipment or display of merchandise is permitted only on paved surfaces, shall not exceed 5,000 square feet, and shall be screened from view from adjacent residences.

4. The total impervious surface area devoted to the home business shall not exceed 10,000 square feet including the portion of the dwelling used for the home business, outside storage and parking areas, and the accessory structure.

5. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.

E. A home business may be permitted as a conditional use in the A 1, A 2, A 3, or A-4 Agricultural Districts on a parcel of 35 acres or more, provided it complies with the following regulations.

1. No more than five full time equivalents (FTE) shall be employed who are not members of the household residing on the premises.

2. Said use shall not occupy an area of more than twenty five (25%) percent of the total floor area of the dwelling and not more than one accessory structure with a floor area of 5,000 square feet or less.

3. Outside storage of material or equipment or display of merchandise may be permitted on an unpaved surface, provided it is managed to control dust and is screened from view from adjacent residences.

4. The total impervious surface area devoted to the home business including outside storage, parking areas, and accessory structure

shall be limited to the minimum necessary to conduct the use, but not more than 20,000 square feet or 10% of the lot area, whichever is less.

5. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.

F. A home business may be permitted as a conditional use in the A 1, A 2, A 3, or A-4 Agricultural Districts on a parcel smaller than 35 acres in area, provided it complies with the following regulations.

1. No more than five full time equivalents (FTE) shall be employed who are not members of the household residing on the premises.

2. Said use shall not occupy an area of more than twenty five (25%) percent of the total floor area of the dwelling and not more than one accessory structure with a floor area of 5,000 square feet or less.

3. The total impervious surface area devoted to the home business including outside storage, parking areas, and accessory structure shall be limited to the minimum necessary to conduct the use, but not more than 20,000 square feet or 10% of the lot area, whichever is less.

4. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.

Section 10.04 PARKING REQUIREMENTS:

A. Parking Definitions: The following parking definitions shall be used to determine the number of parking spaces required for each use:

1. Building Capacity: The maximum number of persons who may be accommodated by the use as determined by its design or by fire code regulations, whichever is greater.

2. Employee(s): The maximum number of employees employed at the facility, on the largest work shift, regardless of the time period during which this occurs.

3. Floor Area: In the case of offices, merchandising, or service uses, "Floor Area" shall mean the gross floor area used or intended to be used by residents or for service to the public as customers, patrons, clients or patients, including areas occupied by offices, fixtures and equipment used for display or sale of merchandise. It

shall not include areas used principally for non public purpose, such as storage, incidental repair, processing or packaging of merchandise, for show windows, for toilet or restrooms, for utilities or for dressing rooms, fitting or alteration rooms.

4. Parking space: An area of not less than one hundred sixty-two (162) square feet, exclusive of access drives or aisles and usable for the storage or parking of motor vehicles.

5. Place of Public Assembly-Benches: In places of public assembly in which patrons or spectators occupy benches, pews, or other seating facilities, each twenty (20") inches of seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities under this ordinance.

B. Location of Parking Facilities:

1. One-family, single-family attached of three (3) dwellings or less, and two-family: Off-street parking stalls shall be provided on the same lot as the dwelling.

2. Multiple family and other single-family attached: Off-street parking shall be on lands owned by the same person who owns the building and located within two hundred (200) feet of the building.

3. Commercial and Industrial and other use: Off-street parking shall be on land owned or leased by the same person who owns the building and located within six hundred (600) feet of the building they are intended to serve.

C. Parking Setbacks:

1. Off-street parking in the Agricultural or Residential Districts may occupy all or part of any required side or rear yard but shall not be located in the front yard, except in an established driveway.

2. Off-street parking in the Commercial or Industrial Districts may occupy any required yards, except such parking shall be set back ten (10) feet from any road right-of-way.

D. Mixed Occupancies: In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use.

E. Required Number of Parking Spaces: The amount of required off-street parking spaces for new uses, buildings and additions shall be as specified in the following table:

TABLE 1 -- REQUIRED PARKING SPACES	
USE	**REQUIRED PARKING SPACES**
One family, single family attached, two family dwelling, and mobile home	Two (2) parking spaces for each dwelling unit.
Multiple family dwellings.	One and one-half (1 1/2) parking spaces for each dwelling.
Motels and hotels	One (1) parking space for each guest room, plus two (2) additional parking spaces
Hospitals, Convalescent or Nursing Homes	One (1) parking space per four (4) beds.
Fraternity, Boarding and Rooming Houses	One (1) parking space for each two (2) lodging units.
Libraries, Art Galleries, Museums	One (1) parking space per 500 sq. ft. of floor area.
Churches, Auditoriums and Places of Assembly	One (1) parking space for every five (5) seats.
Elementary and Nursing Schools	One (1) parking space for every two (2) employees
Junior and Senior High Schools	One (1) parking space for every two (2) employees plus one (1) parking space for every five (5) seats in the auditorium or stadium (whichever is larger).
College, University or Trade School	One (1) parking space for every two (2) employees, plus one (1) parking space for every ten (10) students.

TABLE 1 -- REQUIRED PARKING SPACES	
USE	**REQUIRED PARKING SPACES**
Dance Halls, Places of Assembly and Exhibit Halls without fixed seating.	One (1) parking space for every five (5) persons allowed as maximum building capacity.
Automobile or Machinery Sales	One (1) parking space for every 800 sq. ft. of floor area.
Bowling Alleys	Four (4) parking spaces for every alley.
Clinics	One (1) parking space for every 200 sq. ft. of floor area.
Funeral Home	One (1) parking space for every five (5) seats.
Furniture and Appliance Stores	One (1) parking space for every 600 sq. ft. of floor area.
Offices, Banks, and Public Administration	One (1) parking space for every 400 sq. ft. of floor area.
Restaurants	One (1) parking space for every four (4) seats, plus one (1) parking space for every two (2) employees.
Retail Stores	One (1) parking space for every 150 sq. ft. of floor area.
Service Garages and Car Washes	Five (5) parking spaces per stall.
All Other Commercial	One (1) parking space for every 300 sq. ft. of floor area.
Industrial and Warehousing	One (1) parking space per employee
Marina	One and one-half (1 ½) parking spaces per slip.

F. Development and Maintenance of Loading and Parking Areas:

1. Surfacing and Drainage: Off-street parking areas shall be improved with a durable surface. Such areas shall be graded and drained as

to dispose of all surface water without damage to adjoining property.

2. Lighting: Any lighting used to illuminate any off-street parking area shall be arranged as to reflect the light away from residential uses on adjoining lots.

3. Access: There shall be adequate provisions for ingress and egress to all parking and loading spaces. Said access drive shall not be less than eight (8) feet in width in the case of a dwelling, and not less than eighteen (18) feet in width in all other cases; provided, however, that one-way aisles for either ingress or egress for uses other than dwellings may be reduced to not less than ten (10) feet in width.

4. Necessary curbs or other protections against damage to adjoining properties, roads, and sidewalks shall be provided and maintained.

5. It shall be the responsibility of the owner of the principal use or of the property to insure that the parking area is neat and maintained in a safe condition.

G. Parking of Trucks in R-Districts: No trucks or commercial vehicles with a commercial (Y-type) license and of a rated gross vehicle weight of 12,000 pounds or more shall be parked on any residential premises in any R-district for any consecutive period of four (4) hours or more. This provision shall not prohibit the parking of any necessary construction vehicles during the construction period on the premises where construction is in progress.

Section 10.06 LOADING REQUIREMENTS:

A. Required Loading Spaces: On the premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage, warehouse goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading, and unloading services in order to avoid undue interference with public use of the roads or alleys.

B. Development and Maintenance of Loading Spaces: See Section 10.04 (F).

Section 10.08 BUFFERYARDS:

A. Purpose: The purpose of the bufferyards is to separate different land uses from each other in order to eliminate or minimize potential nuisances such as dust, litter, noise, glare of lights, signs and buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odors or danger from fire or explosions or surface water runoff.

B. Required Bufferyards:

1. All new or major expansions of existing multiple family, commercial or industrial uses shall provide a bufferyard along the outer perimeter of the lot when such uses are adjacent to properties that are zoned R A or R-1 (Residential) or A-4 (Agricultural) and designated for future residential use in the Comprehensive Plan.

   A bufferyard shall also be provided when a new or major expansion of commercial or industrial use is adjacent to an R-2 (Low Density Residential) District.

2. A major expansion for bufferyard purposes shall be considered to be an expansion or combination of expansions to buildings within the last five (5) years that exceeds fifty (50%) percent of its current market value according to the Olmsted County Assessor's records. The bufferyards shall be located on the outer perimeter of the lot, extending to the property line except when there exists a utility easement, in which case the bufferyard shall commence from the inner boundary of such utility easement. No bufferyard shall be located on any portion of an existing or dedicated public or private street right-of-way.

3. The following table specifies the intensity of the bufferyard that is required. For example, if a property zoned I (Industrial) is located adjacent to a property zoned R-1 (Residential), the Industrial property is required to provide Bufferyard E along the outer perimeter of his lot which adjoins the R-1 (Residential) district. If the same properties are separated by an intervening arterial street, then Bufferyard B is required.

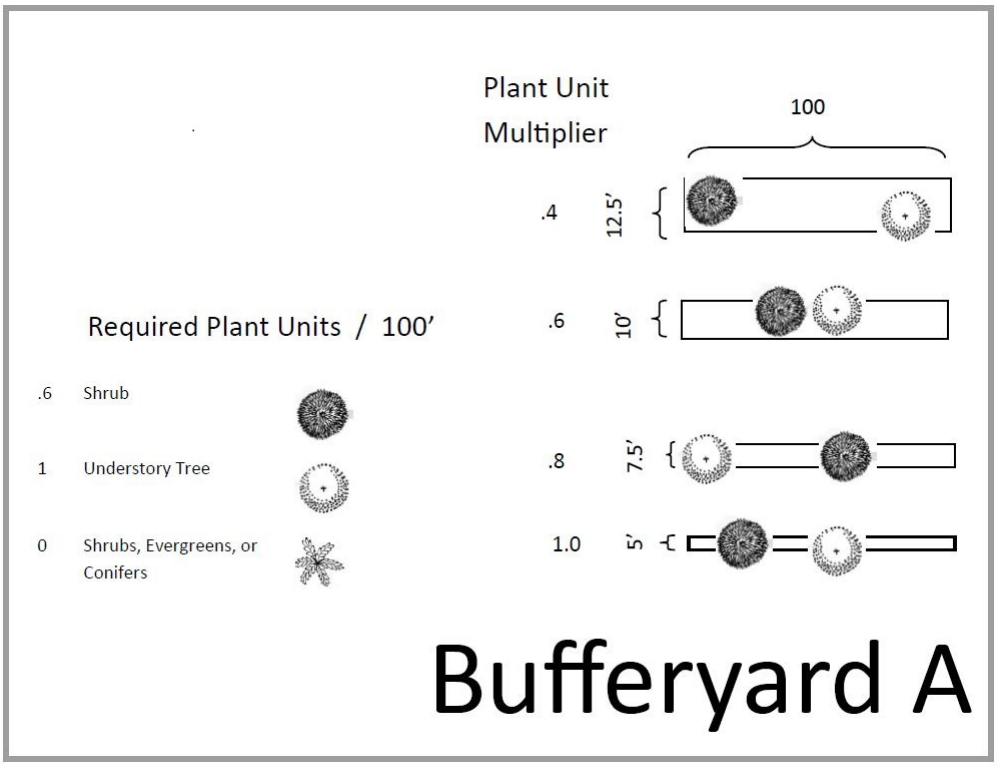
TABLE II -- BUFFERYARD REQUIREMENTS				
Zoning District	**Adjacent Property R-A, R-1, R-2, & A-4 Districts**	**Adjacent Property R-A, R-1, R-2, & A-4 District Separated by Street***		
		Expressway, Freeway, & Arterial	**Collector**	**Local**
R-2 Residential	C	A	B	B
RC, CS & HC Commercial, A/RC	C	A	B	C
I (Industrial)	E	E	C	C
**The Currently Held Valid Official Thoroughfare Plan for Olmsted County shall be used to determine the classification of the street.*				

4. All bufferyards (A E) permit four or five bufferyard widths, ranging from ten (10) to thirty (30) feet, and specify the number of plantings required for each bufferyard width. In bufferyards D and E, fences are required in addition to the plantings when a narrow bufferyard is to be used. The required fences are represented by the symbols F1, F2, and F3, and correspond to the illustration on fences. The property owner may select the width of bufferyard he will install and maintain.

   To determine the minimum number of plantings, refer to the appropriate bufferyard illustration, then choose the width of the bufferyard to be established, then multiply the "plant unit multiplier" by the lot dimension (feet) and by the "required plant units/100". For example, if a property owner were required to provide Bufferyard B along 200 feet of a lot dimension and choose to establish a 20 foot wide bufferyard, he would be required to provide one (1) canopy tree, two (2) understory trees and four (4) shrubs. The following calculations described how these figures were obtained:

0.6	**X**	200 Feet	**X**	1/100 "Canopy"	**=**	1.2 Canopy
("Plant Unit Multiplier")		***("Lot Dimension")***	**X**	2/100 "Understory"	**=**	2.4 Understory
			X	3/100 "Shrubs"	**=**	3.6 Shrubs

5. All bufferyards shall be landscaped with rock, bark, grass or other suitable materials.



C. Existing Trees within Bufferyard:

1. Existing trees and shrubs may be counted as contributing to the required bufferyard, providing they meet the minimum plant size specified in Section 10.08 (F). Furthermore, any existing trees with a two and one-half (2.5) inch or greater caliper located within the bufferyard shall be preserved and maintained.

2. The Planning Advisory Commission may permit the removal of existing trees as described previously when such trees are determined to be undesirable or such trees have a minimal value as a bufferyard.

3. Not with standing Section 10.08 (C, 1), the removal of trees seriously damaged by storms or other acts of God or diseased trees shall not be prohibited.

4. In all cases when existing trees are removed, the intensity of the vegetation in the bufferyard shall be retained as to the requirements specified in Section 10.08 (B, 4).

D. Plant Substitutions:

1. In all bufferyards evergreen shrubs, understory or canopy trees may be substituted for the required deciduous shrubs and trees.

2. A berm of at least four (4) feet in height may be substituted for the required shrubs.

E. Fence Substitution: Other types of fences may be substituted, providing such fence is of equivalent or greater screening and height.

F. Minimum Plant Size: Unless otherwise specifically indicated elsewhere in this zoning ordinance, all new plant materials shall meet the following minimum size standards:

Plant Material Type	Minimum Size
Canopy tree	
Single Stem	1 ½ inch caliper *
Multi Stem Clump	6 feet (height)
Understory Tree	4 feet (height)
Evergreen Tree	3 feet (height)
Shrub	
Deciduous	15 inches (height)
Evergreen	12 inches (height)

*Caliper: Designed as a measurement of the size of a tree equal to the diameter of its trunk measured six (6) inches above natural grade.

G. Bufferyard Maintenance:

1. All trees and shrubs shall be maintained in a healthy growing condition. If any plants should die, they shall be replaced within sixty (60) days in order to maintain the required number of plantings as specified in Section 10.08 (B, 4).

H. Financial Guarantee:

1. Prior to the issuance of a zoning certificate, the owner or contractor shall provide either a letter of credit, a paid-in-full receipt of a reputable landscape firm, a performance bond or escrow deposit to ensure that bufferyards are installed according to Section 10.08 (B, 4). All financial guarantees shall be equal to the sum of one hundred (100%) percent of the total cost, including materials and labor, of installation of the bufferyard. The County and Township shall be entitled to reimburse itself out of said funds for any cost and expense incurred by the County and Township for completion of the work in case of default.

I. Bufferyard Uses:

1. A bufferyard may be used for passive recreation, it may contain a picnic area, paths, fences, etc., and may include a sign if located adjacent to a street; provided that no plant material is eliminated and that no building, parking, loading, or storage areas are permitted within the bufferyards.

J. Plant Materials: Plant materials chosen for use within required bufferyards shall be suited to the existing climatic conditions of southeastern Minnesota, and shall be compatible with the existing soil types found on the site. Since the purpose of the bufferyard is to provided screening of objectionable elements for adjacent land uses, the following plant characteristics shall be encouraged in the selection of plant materials:

1. Density of Foliage: Species that exhibit more structural stability as a result of more rigid petioles have less leaf movement and thus appear more solid and dense, and these types are encouraged.

2. Growth Rate: Species that have characteristically exhibited faster growth rates during the first 3 5 years of planting are desirable to establish the visual screening sooner.

3. Structure: In the case of deciduous species, trees with a more emphatic branch structure and a more intricate twig structure will be preferred due to the fact that for up to six months of the year these species are without leaves and thus lose much of their screening ability.

4. Salt Tolerance: In the case of bufferyards along existing streets and roads, the ability of species to withstand salt will result in their enhanced chance for survival, especially in the early years of growth.

5. Height: In the case of understory trees and shrubs, those species with a projected height of at least 7 to 8 feet will be preferred to provide maximum screening for adjacent properties.

6. Representative List of Trees and Shrubs: The following is a representative list of trees and shrub species that are suitable for the purposes of the bufferyard. Other species of similar characteristics and which are suitable for this climate may be used.

CANOPY TREES

DECIDUOUS	EVERGREEN
Green Ash	Austrian Pine
Hackberry	Black Hills Spruce
Honey Locust	Colorado Spruce
Horse Chestnut	Ponderosa Pine
Linden	Scotch Pine
Norway Maple	White Pine
Oak	White Spruce
Sugar Maple	
White Ash	

UNDERSTORY TREES

DECIDUOUS	EVERGREEN
Amur Maple	Arborvitae
Black Alder	Junipers
Crab Apple	
Ohio Buckeye	
River Birch	
Russian Olive	
Russian Mulberry	
Service Berry	

SHRUBS AND HEDGES

DECIDUOUS	EVERGREEN
American Elder	Artorvitae
American Hazel	Japanese Yew
Barberry	Junipers
Chokeberry	
Common Lilac	
Cotoneaster	
Dogwood	
Euonymous	
Honeysuckle	
Snow Berry	
Viburnums	

Section 10.10 EXTERIOR STORAGE AND AUTOMOBILES:

A. Exterior Storage-Residential Districts:

1. In all residential districts, all lots shall be maintained and kept in a reasonably clean and neat condition. The storage requirement shall include the removal of dead and downed trees and brush; inoperable motor vehicles, machinery, appliances, fixtures or equipment so damaged, deteriorated or obsolete such that there is no substantial potential further use consistent with its usual function or reasonable reuse; discarded lumber piles and building materials not being used in actual construction on the premises; and Mixed Municipal Solid Waste including, but not limited to, Recyclable Materials, broken furniture, tires, Hazardous Waste, Infectious Waste, Electronic Waste as defined in the Olmsted County Solid Waste Management Ordinance and other debri.

B. Automobiles:

1. In Agricultural or Residential Districts, no person shall place, park, permit to remain, store or leave upon any premises, except in a completely enclosed building, any motor vehicle which does not have affixed thereto a valid current motor vehicle license, or any portions thereof or parts therefrom, when such motor vehicle, portions thereof or parts therefrom are in a rusted, wrecked, partially dismantled or junked condition or in an unoperative or abandoned condition; and the owner of such motor vehicle, portions thereof, or parts therefrom, and the owner and occupant of the premises upon which located shall be obligated to remove same to a duly licensed junk yard or other authorized place of deposit or storage.

C. Exterior Storage-Commercial Districts:

1. In all Commercial districts and commercial uses located in the Rural Service District (RSD), all lots shall be maintained and kept in a reasonably clean and neat condition. No person shall place or store upon the open areas of any premises any collection of inoperable motor vehicles, machinery, appliances, fixtures or equipment so damaged, deteriorated or obsolete such that there is no substantial potential further use consistent with its usual function or reasonable reuse, discarded lumber piles and building materials not being used in actual construction or retail sales on the premises; and Mixed Municipal Solid Waste including, but not limited to, Recyclable Materials, broken furniture, tires, Hazardous Waste, Infectious Waste, Electronic Waste as defined in the Olmsted County Solid Waste Management Ordinance and other debris.

Section 10.12 SALVAGE AND JUNK YARDS:

A. All salvage and junk yards shall obtain a conditional use permit and satisfy the criteria for granting a conditional use permit contained in Section 4.02. Salvage and junk yards, furthermore, shall meet the following:

1. Salvage and junk yards shall be screened from any residential district and from any public road. Plans for such screening shall be submitted to the Planning Advisory Commission for approval.

2. Any storage or dismantling of vehicles and machinery shall be done in a manner so as not to pollute the surface or ground water in the County.

3. Any existing salvage or junk yard shall comply with this Section (10.12) within five (5) years of the adoption of this ordinance.

Section 10.14 NOISE, HEAT, GLARE, VIBRATION, SMOKE, TOXIC WASTE, AND NOXIOUS FUMES:

Emission or creation of noise, heat, glare, vibration, smoke, toxic wastes, and noxious fumes shall conform to standards established by the Minnesota Pollution Control Agency.

Section 10.15 TELECOMMUNICATION TOWERS

A. PURPOSE: Oronoco Township acknowledges the legal right to wireless telecommunications providers to do business within the Township. However, the Township wishes to implement its legal authority to impose zoning requirements that are nondiscriminatory, not intended to prohibit telecommunications services, and not based on the health effects of radio frequency emissions. In order to establish predictable and balanced regulations that protect the public health, safety and general welfare of the community, these regulations are intended to:

1. Facilitate the provision of telecommunications services and facilities including commercial wireless telecommunication services in Oronoco Township;

2. minimize adverse visual effects of towers through careful design and siting standards;

3. avoid potential damage to adjacent properties from tower or antenna failure and weather related occurrences through structural standards, careful siting, and setback requirements;

4. encourage the placement of telecommunication towers on agricultural, commercial, or industrial property; and,

5. minimize the total number of existing and new towers and buildings needed to serve the communities, and maximize the use of existing towers and buildings.

B. TOWER HEIGHT:

All proposed towers and accessory structures or buildings shall meet the maximum height provisions of the underlying zoning district and Section 4.02 Conditional Use, except as may be permitted under Section 10.15 C. Tower Setback. In no case shall a tower or combined building/tower height exceed 199 feet where located within 1,000 feet of an existing residential subdivision or residential dwelling.

The height of towers shall be determined by measuring the vertical distance from the tower's point of contact with the ground or rooftop to the highest point of the tower, including all antennas or other attachments. When towers are mounted on top of other structures or buildings, the combined height of the structure or building and tower must meet the height requirements of the applicable zoning district.

C. TOWER SETBACK:

1. Towers proposed to be located in the A-1, A-2, A-3, HC, A/RC, and I districts shall be set back from all property lines an amount equal to the height of the structure. In the A-1, A-2, and A-3 zoning districts, proposed setbacks that are less than the tower height may be permitted under the criteria for granting conditional uses found in Section 4.02 (A). All towers shall have a setback equal to the tower height from any dwelling in a nonresidential zoning district. This setback requirement does not apply to the property on which the tower is placed.

2. Towers located in the A-4 district shall be required to provide a minimum setback from the property lines a distance equal to the height of the tower.

3. Guy wires for towers shall be located no closer than 25 feet to any property line.

4. Suitable protective anti-climbing fencing shall be provided around any tower and the bases of guy lines. Where fences are used to control unauthorized climbing of towers the fences shall conform to

the setback requirements for principal structures or buildings. Fences or walls shall be located between the plantings and the tower based on the standards of Section 10.08 Bufferyards.

D. TOWER LOCATION:

1. All towers shall have FAA approval prior to issuance of a building permit if within three miles of another public airport or heliport. All applicants shall demonstrate that the proposed tower will comply with FAA standards prior to issuance of a building permit if located within 3 miles of a private airport. The FAA must issue a "no hazard" determination to comply with this provision.

2. Towers shall not be permitted to be located within floodplains, or shorelands.

E. TOWER DESIGN REQUIREMENTS:

1. Towers and antennas shall blend into the surrounding environment through the use of color and camouflaging architectural treatment except where color is dictated by federal or state authorities. In the A-4 zoning district or within one quarter mile of a residential zoning district tower color shall be a solid color, not multi-colored, and shall be light blue, light beige, or unpainted and non-reflective.

2. In the A-4 zoning district or within one-quarter mile of a residential zoning district, new towers shall be a monopole design. Existing towers may be used for the placement of antennas and will not be required to be of a monopole design.

3. No tower shall have constructed thereon, or attached thereto, in any way, any platform, catwalk, crow's nest, or like structure, except during periods of construction or repair when the tower is located in the A-4 zoning district or within one-quarter mile of a residential zoning district.

4. Where recommended by the Minnesota Department of Natural Resources guyed towers shall have placed on the supporting cables bird diverter devices with a design recommended by the Minnesota Department of Natural Resources.

F. ANTENNA CO-LOCATION:

All commercial wireless telecommunication towers erected, constructed, or located within the Township shall comply with the following requirements:

1. A proposal for a new tower shall not be approved unless the Township finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one mile search radius of the proposed tower or within one mile of the telecommunication company's search area for the proposed tower, whichever is greater, due to one or more of the following reasons:

    a. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned equipment at a reasonable cost;

    b. the planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified and licensed professional engineer or qualified radio frequency engineer and the interference cannot be prevented at a reasonable cost;

    c. existing or approved towers and buildings within the search radius that are 60 feet or over in height that cannot accommodate the planned equipment at a height necessary to function reasonably or are not located so that the planned equipment will function reasonably, as documented by a qualified radio frequency engineer or licensed professional engineer;

    d. other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved tower or building.

The applicant shall submit with the conditional use application written statements from the existing tower owners found within the search radius, or provide evidence of efforts to contact and obtain statements from existing tower owners. The information submitted shall explain the limitations on the use of the existing towers and the specific reasons the applicant cannot make use of the existing tower. If there are restrictions on placement of additional antennas on an existing tower within the search radius, the submittal shall be prepared by a licensed engineer.

2. Any proposed tower shall be designed, structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is over 100 feet in height, or for at least one additional user if the tower is over 60 feet in height. Towers must be designed to allow for future rearrangements of antennas upon the tower and to accept antennas mounted at varying heights.

3. Service providers shall provide proof of licensure by the Federal Communications Commission. Applicants that propose constructing telecommunications towers must provide proof that a contract exists with a licensed commercial telecommunications service for the use of the applicants tower.

G. ANTENNAS MOUNTED ON EXISTING BUILDINGS OR TOWERS:

The placement of telecommunications antennas including wireless telecommunication antennas on existing buildings, towers, or structures, shall meet the requirements of the underlying zoning district and this section. A site plan and building plan shall be submitted to the Township as part of the zoning certificate. A zoning certificate shall be required for the placement of antennas on existing buildings or towers.

Where a tower is nonconforming due to the requirements of this section, additional telecommunications antennas may be permitted to be placed on the tower after being reviewed under Section 4.02 Conditional Uses.

H. ACCESSORY UTILITY BUILDINGS:

All buildings and structures to a tower shall:

1. Be constructed of material on the exterior of the building similar to the surrounding residential area when located adjacent to a residential zoning district in the county or within an abutting city;

2. Be buffered and screened from adjoining uses as established in the requirements of the underlying zoning district and Section 10.08 Bufferyards. For the purposes of this ordinance, zoning districts in the city most similar to the county district shall be used to determine the bufferyard;

3. meet the height and setback limitations as established for each zoning district.

A tower or group of towers located on a parcel shall be permitted to have only one accessory building per service company that is connected to a

tower, and shall house only electronic equipment that is necessary for the functioning of the telecommunications system.

I. SIGNS AND ADVERTISING:

The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

J. TOWER LIGHTING:

Towers shall not be illuminated by artificial means and shall not have affixed or attached to it in any way except during time of repair or installation any lights, reflectors, flashers, or other illuminating device, except as required by the Federal Aviation Administration or the Federal Communications Commission or state agency. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

White strobe lights may only be permitted for tower lighting where they are used during daylight hours. White strobe lights shall not be permitted for night time lighting of towers. In all cases where white strobe lights are used, the lights shall be shielded such that the lights are visible only from above the tower.

K. ABANDONED OR UNUSED TOWERS:

Abandoned or unused towers and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the zoning administrator. In the event that a tower is not removed within 12 months of the cessation of operations at a site, the tower and associated facilities may be removed by the Township and the costs of removal and associated administrative costs assessed against the property.

L. PUBLIC SAFETY TELECOMMUNICATIONS INTERFERENCE:

Commercial wireless telecommunications services shall coordinate with public safety telecommunications system operators 60 days before the introduction of new commercial wireless telecommunications services. The commercial wireless telecommunications provider shall be required to provide a copy of the FCC license application and the information on the frequencies and power levels of the proposed services to the Olmsted County Sheriff's Office, City of Rochester Police Department, and the City of Rochester Fire Department.

M. SECURITY:

All freestanding towers shall be required to control the unauthorized entry and climbing of towers. A fence or wall with a minimum height of six (6) feet shall be constructed around the entire perimeter of the tower base. Gates shall be locked. The bases of guy wires shall be fenced and the fence shall be 4 feet or more in height.

N. NONCONFORMING TOWERS:

In order to avoid requiring new towers and to minimize the number of towers needed to serve the county, the following provisions shall apply to nonconforming towers. In the A-1, A-2, A-3, and A-4 districts, telecommunications towers in existence at the time of this amendment may be permitted to increase tower height after being issued a conditional use permit. The Planning Advisory Commission shall consider the criteria listed in Section 4.02 and the following criteria as part of the conditional use process:

1. Tower safety concerns including tower collapse, falling ice, and airplane traffic;
2. land use character and history of the tower(s);
3. comparative visual impact to the surrounding lands of the proposed tower height increase;
4. disturbance or conflict with agricultural uses on the property;
5. other factors which tend to reduce conflicts or incompatible with the character and need of the area.

O. REGISTRATION OF COMMERCIAL WIRELESS TELECOMMUNICATION SERVICES AND TOWERS:

1. Purpose of Registration. The purpose of registration under this ordinance is to provide the county with accurate and current information concerning commercial wireless telecommunications services and towers who offer or provide services within the county or that own or operate such facilities within the county and to assist the county in the administration of this section of the ordinance.
2. Registration and Application Requirements. Commercial wireless telecommunications services and tower companies that offer or provide any telecommunications services for a fee directly to the public or have facilities within the county shall register and provide to the county, pursuant to this ordinance the following information:

a. The identity and legal status of the registrant, including affiliates;

b. the name, address and telephone number of the officer, agent or employee responsible for the accuracy of the registration statement;

c. a narrative and map description of registrants existing telecommunications facilities with the county and adjacent townships;

d. such other information as the county may reasonably require.

P. ADDITIONAL SUBMITTAL REQUIREMENTS:

In addition to the information required elsewhere, applications shall include the following information:

1. A report from a licensed professional engineer that describes the commercial wireless telecommunication service tower's capacity, including the number and type of antennas that it can accommodate;

2. a letter of intent from the commercial wireless telecommunication service tower owner committing the tower owner and successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use;

3. the location of all public and private airports or heliports within a 3 mile radius of the tower site.

Section 10.16 EXTERIOR LIGHTING:

Any light used for exterior illumination shall be diffused or directed away from adjoining properties or public roads.

Section 10.18 TRAFFIC VISIBILITY ZONE:

On any corner lot in the residential, commercial and industrial districts, there is established a traffic visibility zone at the intersection of two or more roads. The traffic visibility zone includes that part of a corner lot that is within an area bounded by the intersecting road right-of-way line and a diagonal line interesting said road right-of-way lines at a distance of twenty-five (25) feet from the point of intersection of the right-of-way lines. In any traffic visibility zone, no fences, structure, earth bank, hedge, planting, or other obstruction shall be erected, planted, or maintained that exceeds a

height of forty-two (42) inches, as measured from the center line elevation of the street.

Section 10.20 SOIL EROSION, SEDIMENTATION, RUNOFF, AND SLOPE STABILITY CONTROLS:

A. Definitions: For the purposes of this section, certain terms used herein shall be defined as follows:

Development: Any activity not directly related to general farming resulting in a disturbance of the natural condition or vegetative covering of the earth's surface of over 10,000 square feet in area.

Drainageway: Any surface area over which water flows in a concentrated form, whether permanently, continually, occasionally, or intermittently, and including public waters, intermittent streams, and grassed waterways.

Erosion: The general process by which soils are removed by wind or flowing surface or sub surface waters.

Erosion, Channel or Gully: Erosion caused by the action of water flowing in a concentrated stream action against the soil confining its flow.

Erosion, Ephemeral: Erosion caused by the action of flowing surface water against the soil confining its flow, occurring in channels which are intermittently established in fields or on other open land, and for periods of short duration.

Erosion, Sheet and Rill: Erosion caused be the general, as opposed to channeled, flow of water over a surface.

Erosion, Sheet Erosion Rate: The annualized amount of soil material lost from a lot due to sheet and rill erosion, expressed in tons of soil eroded per acre per year, and calculated according to the Universal Soil Loss Equation (U.S.L.E.) (see Appendix D, the Universal Soil Loss Equation).

Hydrologic Curve Numbers: A measure of the proportion of the rainfall hitting an area likely to produce runoff, reflecting the percentage of impervious surface area, the quality of vegetative cover, and underlying soil conditions (see Appendix E, Hydrologic Curve Numbers).

Impervious Surface: Any surface having a percolation rate of slower than 120 minutes per inch.

Land Disturbing Activity: Any activity not directly related to general farming resulting in a disturbance of the natural condition or vegetative covering of the earth's surface.

Mulch: Any material deposited on the surface, including but not limited to crop residues, leaves, wood chips, straw, or other similar organic or inorganic materials, which protect the soil from erosion without causing an increase in the rate of runoff.

Runoff: The portion of rainfall or other precipitation that leaves a lot in the form of surface water.

Sediment: Soil particles carried or deposited by flowing water.

Slope: The deviation of a surface from the horizontal, expressing the change in elevation as a percentage of the horizontal distance of the surface.

Slope Instability: The tendency of a slope to cave in, slump, collapse, or otherwise fail.

Soil: Unconsolidated mineral or organic material that overlies bedrock and can be readily excavated.

B. Standards: Any land disturbing activity initiated after the effective date of this ordinance must meet the following standards:

1. At no time shall a land disturbing activity cause the estimated sheet erosion rate to exceed five (5) tons per acre per year.

2. At no time shall a land disturbing activity within a shoreland area or within three hundred (300) feet of a wetland cause the estimated sheet erosion rate to exceed two (2) tons per acre per year.

3. At no time following the completion of a land disturbing activity shall the estimated sheet erosion rate exceed five-tenths (0.5) tons per acre per year from the disturbed area.

4. No land disturbing activity shall cause ephemeral erosion to occur on adjoining parcels at any time during or following development, nor on the parcel disturbed at any time following development.

5. No land disturbing activity shall cause an increase in channel erosion in any stream, whether permanent or intermittent, at any time during or following development.

6. No land disturbing activity shall cause the creation of unstable slopes persisting after the completion of the activity.

7. No land disturbing activity shall cause the deposition of sediment on adjoining property.

8. Structural works necessary to meet these standards must meet applicable SCS standards and specifications.

9. All drainageways must be constructed and maintained in such a manner as to prevent soil erosion to the sides and bottoms of the drainageways, and to handle adequately the runoff generated from the watershed from a fifty (50) year rainfall event.

10. Plan Review Coordination: The purpose of this subsection shall be to require a coordinated review of and application of common standards for erosion and surface water runoff control measures. This review shall cover all site grading work located within the "Urban Service Area" as shown on the Olmsted County General Land Use Plan future land use map and outside the municipal limits of all cities in the county.

    a. Where a "land disturbing activity" is proposed, the township shall not issue a waiver of the requirement to submit an erosion control and runoff control plan. This requirement shall apply to any land located within an Urban Service Area as identified on the Olmsted County General Land Use Plan future land use map.

    b. Where a "land disturbing activity" is proposed on land within the Urban Service Area through a submittal of an erosion control and runoff control plan the plan shall be consistent with the applicable approved zoning district, general development plan, subdivision plat, approved site plan or conditional use permit. Where the erosion control plan is not consistent with an approved development plan as specified above, or where no plan has previously been approved through the appropriate approval process, the plan shall be denied.

    c. Where a "land disturbing activity" is proposed on land within the Urban Service Area the plan shall conform to all of the standards and related regulations of Oronoco Township, including but not limited to floodplain and shoreland provisions of these ordinances.

    d. Where a "land disturbing activity" is proposed on land within the Urban Service Area and where a GDP exists or has been submitted for public review, the erosion control and runoff control plan shall be reviewed by the Township engineer and

the city engineer for the adjacent city. Erosion control, runoff control, grading standards, and construction practices of the Township and adjacent city must be complied with by the applicant. Where the standards are not uniform the more restrictive standards shall apply. A determination of the more restrictive ordinance provisions shall be based on the standards that require the most control of erosion and surface water runoff.

e. Where a "land disturbing activity" is proposed on land within the Urban Service Area in any zoning district, no plan shall be approved by the Township until all necessary applicable zoning and subdivision approvals have been obtained, including conditional use permits, variances, plats, and zoning certificates. If these approvals are not obtained the plan shall be denied.

f. Where a "land disturbing activity" is proposed on land within the Urban Service Area the applicant must have submitted to the Minnesota Pollution Control Agency a plan and application for a National Pollutant Discharge Elimination System permit. A copy of the plan and application must accompany the erosion/runoff control application to the Township.

g. These provisions shall not apply to "land disturbing activities" that are 1) improvements to a parcel that is part of and related to an active agricultural operation, 2) covered by an approved Township zoning certificate, 3) covered by a Township conditional use permit or variance, or 4) that are property improvements located on a lot in an existing residential subdivision or a non-farm parcel with an established principal use and building.

11. The erosion and runoff control plan shall be consistent with the applicable approved zoning district, general development plan, subdivision plat, approved site plan, or conditional use permit. Where the erosion control plan is not consistent with an approved development plan, or where no plan has been previously been approved through the appropriate approval process, the plan shall be denied. In no case shall an erosion and runoff control plan permit the construction of roads or other improvements within an agricultural, floodplain, or shoreland zoning district without first

receiving approval for a permitted and approved use to develop the property.

C. Erosion Control:

1. Erosion Control Plan Required: No zoning certificate shall be issued nor shall any land disturbing activity commence for any development unless an erosion control plan has been approved by the Zoning Administrator, or a waiver of the erosion control plan requirement has been granted by the Zoning Administrator.

2. Waiver of Erosion Control Plan: The Zoning Administrator may waive the requirement for an erosion control plan in any of the following circumstances:

a) Where the development is of an emergency nature necessary for the preservation of lives or property;

b) Development consisting of the alteration, repair or maintenance of any lawful use of land existing as of April 15, 1983, or the expansion of such a use by less than fifty percent (50%) of the current market value of buildings on the lot, as determined by the County Assessor's records;

c) Development involving a temporary use when the use makes no surface discharge of waters;

d) Development on lots in a subdivision for which an approved soil erosion control plan is in effect;

e) Development on soil types in Appendix C(1);

f) Development on soil types in Appendix C(2), when the applicant certifies that he will apply mulch at a uniform rate, covering at least fifty percent (50%) of the surface of the disturbed areas during construction and that permanent vegetative cover will be established following construction; or

g) Development on soil types in Appendix C(3), when the applicant certifies that he will apply mulch at a uniform rate, covering at least seventy percent (70%) of the disturbed area during construction and that permanent vegetative cover will be established following construction.

3. Erosion Control Plan Contents: The erosion control plan shall be filed with the Zoning Administrator and shall include documentation setting forth the means by which the applicant intends to meet the standards of this section. In addition, the Zoning Administrator may require the following documentation:

   a) A description of the soils on the site, including a map indicating soil types of areas to be disturbed and the susceptibility of those soil types to erosion; and

   b) A description of the existing and proposed drainage of the site, showing the soils in drainageways and the type and location of any erosion control measures related to meeting the standards of this section addressing channel and ephemeral erosion.

4. Erosion Plan Certification: The applicant shall submit with any erosion control plan certification by a registered professional engineer, soils conservationist, or soils scientist that the soil erosion control measures specified in the erosion control plan will enable the development to meet the soil erosion standards of this section.

D. Runoff Control Plan:

1. Runoff Control Plans Required: No zoning certificate shall be issued nor shall any land disturbing activity commence for any development unless a runoff control plan has been approved by the Zoning Administrator, or a waiver of the runoff control plan has been granted by the Zoning Administrator.

2. Waiver of Runoff Control Plan:

   a) Circumstances described in Section 10.20 C, 2, a, b, and c;

   b) Developments on lots in a subdivision for which an approved runoff control plan is in effect;

   c) Developments which result in a proportion of impervious surface to total lot area of ten percent (10%) of less; or

   d) Developments which result in an increase in the average hydrologic curve number for the site of five percent (5%) or less.

3. Runoff Control Plan Contents: The runoff control plan shall be filed with the Zoning Administrator and shall include documentation

setting forth the means by which the applicant intends to meet the standards of this section, and certification from a registered professional engineer or hydrologist stating that the development will meet the standards of this section. In addition, the Zoning Administrator may require the following documentation:

a) A map of the existing topography of the site with a contour interval appropriate to the topography of the land;

b) Proposed finished grading shown at the same contour interval;

c) A drainage description of the unaltered site, delineating in which direction and at what rate storm water is conveyed from the site and setting forth those areas of the unaltered site where storm water collects and is gradually percolated into the ground;

d) A proposed drainage plan of the developed site delineating in which direction and at what rate storm water will be conveyed from the site and setting forth the areas of the site where storm water will be allowed to collect and gradually percolate into the ground; and

e) A description of and technical documentation related to any runoff measures for the site.

E. Plan Review: Upon receipt of an erosion control or runoff control plan application and accompanying documentation, the Zoning Administrator shall assess the effectiveness of proposed erosion and runoff control measures in meeting the standards of this section, and on that basis shall approve or deny the application for plan approval. The Zoning Administrator may refer a plan to the Olmsted Soil and Water Conservation District office for its review and comment prior to taking action to approve or deny a plan. Any plan may be revised in the same manner as originally approved. Plan approval shall authorize commencement of a land disturbing activity.

F. Performance Bond: Whenever the erosion control plan or runoff control plan calls for the implementation of measures to control erosion or runoff, the total cost of which exceeds one thousand dollars ($1,000), the Zoning Administrator shall require the applicant to post a performance bond with the Olmsted County Planning Department sufficient to cover the entire cost of said works. This provision shall not apply to those measures

associated with street construction associated with plats for which an approved erosion and runoff control plan is in effect. The cost of such measures shall then be included in the performance bond required under the Subdivision Ordinance for road improvements.

G. Responsibility: Neither the issuance of a permit nor compliance with the conditions thereof, nor with the provisions of this section, shall relieve any person from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any liability on Oronoco Township or its officers or employees for injury or damage to persons or property. A permit issued pursuant to this section shall not relieve the permittee of the responsibility for complying with any other requirements established by law, ordinance, or regulation.

Section 10.21 FARMLAND EROSION:

A. POLICY: In some cases in Oronoco Township, the use of land for agricultural purposes has caused excessive surface water runoff and accelerated the process of soil erosion and sediment deposition. This has resulted in the pollution of the waters of the state; increased storm water runoff and flooding; damage to agricultural, forestry, recreational, fish and wildlife, and other resources; threats to the long term and short term productivity of the County's soils; sediment damages to public and private property and water bodies; increased frequency and severity of flooding; reduced storage capacity of impoundments; damage to wetlands and other wildlife habitat; and other threats to the public health, safety, and general welfare.

This section addresses these concerns by adopting standards for soil erosion and by encouraging the development of conservation plans that identify conservation practices that reduce erosion to those standards, according to an approved schedule. It is intended that the plans developed under this section will apply to the properties for which they are developed regardless of changes in ownership. Changes in practices on parcels with approved plans will require approval of amended plans. It is also the intent of this section to address both on site and off site erosion problems resulting from land management practices.

B. EFFECTIVE DATE AND AREA OF APPLICATION:

Effective September 1, 1990, this section and referenced or related data or standards will apply to all unincorporated land within Oronoco

Township not covered under section 10.20, including but not limited to agricultural land, woodland, and pastureland.

This section and referenced or related data or standards applies to all unincorporated land within the Township not covered under Section 10.20, including but not limited to agricultural land, woodland, and pastureland.

C. Definitions:

For the purposes of this section, certain terms used herein shall be defined as follows:

Agricultural Uses: Use of land for forestry, pasture, or crop production, or for the production of livestock, poultry or poultry products, fur bearing animals, horticultural or nursery stock including sod, fruit, vegetables, forage grains, or bees and apiary products. Wetlands, pasture, and woodlands accompanying land in agricultural use are also defined as in agricultural use.

Agricultural Land Disturbing Activity: Any agricultural use resulting in a disturbance of the natural condition, vegetative surface or soil surface exceeding 10,000 square feet in area, including, but not limited to tilling, clearing, grading, excavating, grazing, and feedlots but not including such minor land disturbing activities as home gardens and individual landscaping and maintenance; and, any land disturbing activity over 10,000 square feet in area not covered by the definition of development under Section 10.20(A).

Bluff Impact Zone: A bluff and land located within 20 feet from the top of the bluff.

Conservation Plan: A resource management system plan prepared in accordance with the Natural Resources Conservation Service (NRCS) technical guide that will decrease soil erosion to or below the soil loss tolerance factor on a particular parcel of land according to a specified time schedule.

Conservation Practices: Practices and standards containing a definition, purpose, and conditions that the practice applies to, including design requirements and specifications containing a statement of details required for installing a conservation practice, including kinds, quality, and quantity of work and materials needed to meet the requirements of the technical guide. A conservation practice may be a permanent or temporary, vegetative or structural, measure that will aid the control of erosion.

Permanent practices are those that have an effective life equal to or greater than ten (10) years and include grassed waterways, terraces, field windbreaks, water control structures, grade stabilization structures, sediment retention structures, strip-cropping, tree planting, wildlife cover planting, and other permanent practices approved by the Minnesota State Soil and Water Conservation Board. Temporary practices include conservation tillage, contour farming, grasses and legumes in rotation, emergency tillage and any other cultural practices approved by the District. Conservation practices are considered "adequate" if they result in an average annual soil erosion rate lower than or equal to the soil loss tolerance factors listed in Appendix G, Table 1.

District: The elected Board of the Olmsted County Soil and Water conservation District organized under Minnesota Statutes, Chapter 40.

Drainageway: Any surface area over which water flows in a concentrated form, whether permanently, continually, occasionally, or intermittently, and including public waters, intermittent streams, and grassed waterways.

Erosion: Any process that removes soil away from the surface of the land by the action of water, wind, ice, or gravity.

Erosion, Gully: Erosion caused by the action of water flowing in a concentrated stream acting against the soil confining its flow, resulting in a channel that cannot readily be cultivated by customary farm machinery, and that is at least three (3) feet wide or has a cross-sectional area of at least four (4) square feet. Gully erosion is distinguished from ephemeral erosion by its size and relative permanence, and from streambank erosion by the intermittent nature of the water flow.

Erosion, Ephemeral: Erosion caused by the action of flowing surface water against the soil confining its flow, occurring in channels with periods of short duration. Such channels are smaller in size than gullies, and can be readily eliminated by field cultivation using customary farm machinery.

Erosion, Sheet and Rill: Erosion caused by the general, as opposed to channeled, flow of water over a surface.

Erosion, Streambank: Erosion within a perennial stream or river which is caused by the action of water flowing in a concentrated stream acting against the soil confining its flow.

Erosion, Wind: Erosion caused by the action of wind on the soil surface and soil particles.

Estimated Sheet Erosion Rate: The annualized amount of soil material lost from a field or parcel of land due to sheet and rill erosion, expressed in tons of soil eroded per acre per year, and calculated according to the Universal Soil Loss Equation (U.S.L.E.) (see Appendix D, the Universal Soil Loss Equation).

Estimated Wind Erosion Rate: The annualized amount of soil material lost from a field or parcel of land due to wind erosion, expressed in tons of soil eroded per acre per year, and calculated according to the Wind Erosion Equation (W.E.E) (see Appendix F, Wind Erosion Equation).

Excessive Soil Loss: Soil loss that is greater than the standards set forth in this section of the ordinance. Excessive soil loss may be evidenced by sedimentation on the same parcel of land, on adjoining land, in wetlands or a body of water, or by ephemeral, gully, or streambank erosion; or by calculations using the U.S.L.E., and W.E.E., showing soil loss exceeding the soil loss tolerance factor.

Field Windbreak: A living barrier of trees, or a combination of trees and shrubs, located adjacent to a field, that is designed to reduce wind erosion by virtue of its location with regard to the wind, and by the type of vegetation; and meeting the standards for field windbreaks in the Technical Guide.

Hydrologic Runoff Curve Number: An index developed by the Natural Resources Conservation Service that represents the combined hydrologic effect of soil, land use, agricultural land treatment class, hydrologic condition and antecedent moisture (See Appendix E).

Impoundment: A body of water artificially created by blocking the flow of surface runoff, and intended for runoff control, water supply, flood control, or recreation. The term is not intended to include farm ponds used for water supply for livestock, but does include any such pond if used for runoff control.

Karst: A geologic condition occurring over a large area where groundwater dissolves well jointed, crystalline, carbonate bedrock, typically limestone or dolomite.

Karst Feature: A topographic feature resulting from the occurrence of subsurface karst conditions that are so extensively developed and close to the surface, that surface drainage is affected. Typical karst features occurring in Olmsted County include dolines (sinkholes), disappearing streams, losing streams, blind valleys, springs, and caves.

Land Occupier: A person, firm, corporation, government entity, or other legal entity that holds title to or is in possession of any lands as owner, lessee, or otherwise. Land occupier includes both the owner and the occupier of the land if they are not the same.

Permanent Vegetative Cover: An area of wooded or perennial herbaceous plant materials, including pasture, hayland, and woodland, but excluding any area that is tilled, any over grazed pasture, and any area in which trampling by livestock results in a cover of less than ninety percent (90%) of the surface area.

Protected Waters: Any waters as defined in Minnesota Statutes 1980, Section 105.37, Subdivision 14 and 15.

Runoff: The portion of rainfall or other precipitation that leaves a parcel of land or field in the form of surface water.

Sediment: Soil particles in suspension, being transported, or moved from their original location by wind, water, gravity, or ice, or which has been deposited at another location, including any sediment-related pollutants.

Slope: The deviation of a surface from the horizontal, expressing the change in elevation as a percent of the horizontal distance of the surface.

Soil: Unconsolidated mineral or organic material that overlies bedrock, on the immediate surface of the earth, that serves as a medium for the growth of plants.

Soil Loss Tolerance Factor: The maximum average annual amount of soil loss from erosion, as estimated by the Universal Soil Loss Equation and the Wind Erosion Equation, and expressed in tons per acre per year, that is allowable on a particular soil (refer to Appendix G, Table 1).

Steep Slope: An area having a soil listed in the SOIL SURVEY OF OLMSTED COUNTY as being poorly suited for cultivation due to slope steepness.

Streambank: The boundary of protected waters and wetlands, or the land abutting a channel at an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape; commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the streambank shall be at the elevation of the top of the bank of the channel.

Structure: Works of improvement for agricultural land stabilization to prevent erosion, sediment, or flood damage that include, but are not limited to, gully control structures, grass waterways, rip rap, sediment basins, flood retention dams, diversions, and the lining of channels with rock, concrete, or other materials.

Technical Guide: The guide developed by the USDA Natural Resources Conservation Service and adopted by the Olmsted County Soil and Water Conservation District, containing technical information including methods and procedures by which the various types of erosion can be measured, and conservation practice standards and specifications required in the application of soil and water conservation plans.

Waters of the State: Any waters, surface or underground, except those surface waters that are not confined to drainageways or streams but are spread and diffused over the land.

Wetland: An area classified as a type 3, 4, 5, 6, 7, or 8 wetlands as identified in the U.S. Fish and Wildlife Service Circular No. 39 (1971 edition).

Woodland: an area with a stand of trees that has a canopy cover as show on the most recent aerial photographs of at least fifty (50%) percent, being at least one (1) acre in size and having a minimum width measured along the ground surface of at least one hundred and thirty-two (132) feet.

D. STANDARDS FOR SOIL LOSS AND SEDIMENTATION:

Commentary: Effective September 1, 1990, the following standards are intended to apply to all agricultural land in Oronoco Township. In accordance with administrative procedures set forth in Section 10.21 E, below, areas will be identified as priority conservation areas on the basis of the degree of non compliance with the standards. Land occupiers in those areas may be contacted to develop conservation plans and schedules which, over an appropriate period of time, will bring the property into compliance with the standards. Typically, but not in cases with severe or immediate erosion problems, the Zoning Administrator will proceed with a zoning violation only if a land occupier refuses to develop a conservation plan, or fails to abide by an approved plan after a plan is approved. Provisions addressing the development of conservation plans are included in Section 10.21 F, below.

1. General Standard: A land occupier shall ensure that proper management and conservation practices are being applied to all land in agricultural use. Land occupiers operating according to an approved and completed conservation plan designed so that annual average soil erosion does not exceed the soil loss tolerance factors listed in Appendix G, Table 1, or operating in accordance with adequate conservation practices, shall be considered to have met the standards of this section.

2. Sheet and Rill, and Wind Erosion: Agricultural land disturbing activities shall be conducted in such a way that the sum of the estimated sheet and rill erosion rate and the estimated wind erosion rate does not exceed the soil loss tolerance factor identified in Appendix G, Table 1, except as provided in Section 10.21 (F,4).

3. Ephemeral Erosion: No agricultural land disturbing activity shall cause ephemeral erosion.

4. Gully Erosion: No agricultural land disturbing activity shall cause gully erosion. This standard is met where gully sideslopes, bottoms and heads are stabilized; however, agricultural land disturbing activities conducted to correct and improve upon the existing situation within the standards and specifications of the technical guide are considered to be in compliance. In any case, a land occupier shall be responsible for only that portion of the soil erosion in a gully that is caused by agricultural land disturbing activities conducted on land occupied by the land occupier.

5. Streambank Erosion:

    a) No drainageway or water channel shall be filled, dredged, graded or relocated except with the approval of the Minnesota Department of Natural Resources for protected waters, or in accordance with applicable standards and specifications of the technical guide for all drainageways or other waters.

    b) No agricultural land disturbing activity shall cause an increase in the erosion of any streambank located on the lands controlled by the land occupier or on any abutting lands.

    c) Bluffs, bluff impact zones, and other steep slopes within the shoreland district, or areas within fifty (50) feet of the

normal high water level of protected waters shall be maintained in permanent vegetative cover unless included in an approved conservation plan.

d) Properly managed pasture shall be considered to meet the standards of paragraphs b and c above.

6. Conservation Plan and Practices: Where a District approved conservation plan is in effect, a land occupier shall abide by said conservation plan and schedule and shall maintain all practices that are part of the conservation plan. The conservation plan and schedule and conservation practices shall not be altered except in accordance with the procedures outlined in paragraph 10.21 (F, 8).

7. Special Areas:

a) Wetlands: In no case shall an agricultural land disturbing activity cause partial or complete removal of wetland vegetation or partial or complete draining of wetland.

b) Sinkholes and Other Karst Features: Surface water runoff and artificial subsurface drainage shall not be directed by structural or nonstructural practices directly into a visible or known karst feature.

c) Woodland Conversion: A conservation plan approved by the district and zoning administrator shall be required for conversion of woodland to non-woodland agricultural uses, including but not limited to crop production, pasture, or other uses that require removal of the majority of woody material from a parcel of land such that the land no longer meets the definition of woodland. Partial removal of woody material in a woodland, if the cumulative effect would be contrary to this provision, shall also require the development of a conservation plan.

8. Emergency Land Management Practices: Emergency land management practices necessitated by and initiated during or immediately after fire, flood, windstorm, structural failure or other catastrophic events shall be exempt from these standards; however, reasonable care shall be taken to minimize soil erosion and sedimentation during the emergency land management practices.

E. ADMINISTRATION OF SOIL EROSION REQUIREMENTS:

1. Conservation Committee: The Conservation Committee is hereby established to assist in the administration of this section. The Committee shall consist of three members: a member of the Olmsted S.W.C.D. Board, a Townboard member, and a member of the Oronoco Township Planning Advisory Commission (OPAC) who has experience in agriculture. The PAC shall appoint a member to serve in this position. The makeup of the Committee will change based on the location of the property where the erosion complaint is investigated. The Olmsted S.W.C.D. Board member on the Committee will be that Board member who represents Oronoco Township. If the S.W.C.D. Board position is vacant, the S.W.C.D. Board shall appoint an alternate. The duties of the Committee shall be as described in Section 10.21 (E,3).

2. Identification of Priority Conservation Areas: Provisions of this paragraph are intended to provide a means for focusing enforcement efforts among those parcels not meeting the standards of Section 10.21 (E), on the most critical erosion areas in the County. For this purpose, the Zoning Administrator shall use the following criteria to set enforcement priorities identifying significant soil erosion problems and locations throughout the County. Priorities shall be set in accordance with the ranking system described in Appendix G.

    a) Areas shall be ranked according to the average ratio of wind and sheet and rill erosion to the soil loss tolerance factor.

    b) Areas shall be ranked according to total wind and sheet and rill erosion. This factor shall be considered to be the most important type of erosion problem.

    c) The ranking shall reflect location in a watershed upstream of a structure in the P.L., 566 portion of the South Zumbro Watershed Project and/or location in a watershed draining into Lake Zumbro. A map of flood control project watersheds is included in Appendix G.

    d) Areas shall be ranked according to hydrologic runoff curve number.

3. Complaints:

    a) Complaints of non compliance with the standards of Section 10.21 (D) may be made by any adversely affected land

occupier; by any elected or appointed official of Olmsted County, or any municipality or township within Olmsted County, or the District; or by appointed staff of the U.S. Natural Resources Conservation Service; or by the Zoning Administrator.

b) Complaints of non compliance with the standards of Section 10.21 (D) pertaining to wind erosion, sheet and rill erosion, sedimentation, and runoff shall be evaluated by the Zoning Administrator in accordance with the criteria listed above (10.21 [E, 1]). The Zoning Administrator may request information from the complainant detailing the basis for the suspected non compliance, along with written information listing the impacts of any of the non compliance on adjoining land occupiers, streams, and so on. If a complaint indicates the presence of a problem of sufficient severity to include the area as a critical erosion area, or if the complaint indicates non compliance with the other standards of Section 10.21 (D), the Zoning Administrator shall request the District staff to investigate the use in accordance with the procedures of Section 10.21 (E, 3), below.

4. Detailed Investigation: Upon receipt of the annual enforcement priority listing or forwarded complaints from the Zoning Administrator, the District staff shall examine each area in order of its priority ranking starting with parcels receiving the highest point totals, on the basis of available data and on site inspection to determine the level of compliance with the standards of Section 10.21 (D).

a) Entry for Inspection. The District staff and Conservation Committee, acting on behalf of the Zoning Administrator, shall make an inspection to determine soil erosion and to complete the report. The Zoning Administrator shall make a bona-fide attempt to arrange with the land occupier on a mutually agreeable time and date for the inspection.

b) Report. The District staff shall jointly complete and submit a report to the Zoning Administrator that contains the following information on any contiguous lands under common ownership or management: (1) a list of existing land uses; (2) an analysis of compliance or non compliance with the standards of section 10.21 (D); and (3) an

assessment of the impact of any non compliance on adjoining land, water bodies, or karst features.

The Conservation Committee shall review the report and file a recommendation on the complaint with the Zoning Administrator who shall render a decision based on the record.

c) Notification of Land Occupier: If it is determined that the soil erosion and overall management of the parcel will comply with all standards of this section, or that the parcel is not a critical erosion area, the Zoning Administrator shall remove the parcel from further consideration during the subject year and notify the land occupier accordingly. If it is determined that the parcel is a high priority conservation area, the Zoning Administrator shall notify the land occupier by certified or registered mail of the non compliance with the standards of Section 10.21 (D), setting forth the nature of the erosion problems, and the remedies that will be pursued.

5. Immediate Enforcement: Where it is determined that the level or type of non compliance with the standards of Section 10.21 (D), constitutes an immediate threat to the public health or safety, or that adjacent public or private property will be destroyed or its use and enjoyment significantly impaired if immediate corrective action is not taken, the Zoning Administrator shall treat the matter as a zoning violation and proceed according to the provisions of Article III or Section 10.21 (G) of this ordinance.

6. Conservation Planning: Except as provided in Section 10.21 (E,4), the Zoning Administrator shall direct land occupiers with parcels identified after on site investigation as high priority conservation areas to complete a conservation plan as provided for in Section 10.21 (F), covering the area of the farm constituting a high priority conservation area. Land occupiers shall complete such plans within sixty (60) days of receipt of the notice of non compliance, except that the Zoning Administrator may grant an extension of up to sixty (60) days where the land occupier demonstrates that a bona-fide effort has been made to complete a conservation plan and schedule in a timely fashion.

7. If the District is unable to provide technical assistance to complete the Conservation Plan within the required time period, the Zoning

Administrator shall extend the planning period until such assistance is available.

F. AGRICULTURAL CONSERVATION PLANS AND SCHEDULES:

The following paragraphs explain the procedures and requirements for preparation and approval of Conservation Plans. It is intended that an approved plan would remain in effect, regardless of change in ownership or occupancy, until such time as it is amended in accordance with these provisions.

1. Contents: The Conservation Plan shall be drawn up on a form acceptable to the Zoning Administrator, and shall meet applicable content specifications of the Technical Guide. At a minimum, it shall include the following information:

   a) A soil map of the site showing the locations of field boundaries;

   b) An aerial photograph of the site at the same scale as the soil map, showing field and land use boundaries;

   c) A detailed list of fields and land uses, with the area in acres for each field or land use, and a key referring to the aerial photo;

   d) A detailed list of proposed practices for each field or land use, showing the Technical Guide number for each practice and the date of application, and the estimated soil loss after application of the practices for each field; and

   e) Any agreements entered into by the land occupier involving any agency providing technical or financial assistance in the completion of the conservation practices including in the Conservation Plan.

2. Annual Element: When the Conservation Plan calls for use of practices that are eligible for cost-sharing, or that require engineering data, the Zoning Administrator shall require the land occupier to submit an annual plan for that year, prior to commencing activities. The annual plan shall contain the following information:

   a) Supplemental data, including engineering data, as may be requested by the Zoning Administrator to evaluate a practice; and

b) A copy of any application for cost sharing from applicable cost-sharing agencies; or, if no cost-sharing is applied for, a letter from the land occupier stating that the land occupier will complete the practices according to the schedule in the Conservation Plan without cost-sharing.

3. Preparation: The land occupier may arrange with the District to prepare a Conservation Plan, or may prepare the Conservation Plan without assistance, or may contract with another person or agency to prepare the Plan. If the Plan is not prepared by the District, the Zoning Administrator may require certification by a professional soils scientist or soils conservationist, or a registered professional engineer that it meets the standards of the Technical Guide for Conservation Plans, and that completion of the conservation practices included in the Plan will enable the land occupier to meet the standards of Section 10.21 (D), for the subject area. The Zoning Administrator may require proof from the preparer of the Plan that he or she is qualified to prepare such plans, and may require such additional documentation as is necessary to identify in detail the conservation practices planned for.

4. Continuation of Tillage: Conservation plans applying to any land which has been tilled within the five years previous to adoption of this section may not require conversion of that land to permanent vegetative cover, but must provide for continued tillage with the best practices feasible, compatible with the land occupier's operation, until the land changes ownership. This shall apply regardless of whether it is possible to reduce erosion levels to the soil loss tolerance factor with those practices. In such cases, the conservation plan shall indicate an alternate practice meeting the soil loss tolerance factor, and the conservation schedule shall indicate that the required date of implementing said alternate practice will be one year from the date of change in ownership.

5. Conservation Schedule: For each of the practices included in the Conservation Plan, the land occupier shall provide a schedule of application dates, meeting the following guidelines:

a) Provided that the necessary technical assistance is available from the District, the schedule shall provide that practices not listed in Section 10.21 (F, 5, d), below, are to be applied within the first three (3) years following approval of the conservation plans.

b) The schedule shall provide that practices listed in Section 10.21 (F, 5, d), below, shall be completed within five (5) years of approval of the Conservation Plan.

c) The schedule shall provide that substantial progress is made in each year of the plan toward meeting the standards of section 10.21 (D), and shall specify initiation and completion dates for each practice.

d) If the land occupier applies for cost-sharing for eligible practices, described below, then the Zoning Administrator shall extend the schedule for applying those practices until such time as the cost-sharing agency provides funds at the levels specified. Practices to which this provision applies, and the minimum levels of cost-sharing for those practices, are specified below:

1) Terracing: 75%

2) Waterways: 75%

3) Gully Control: The funding agency, in cooperation with affected property owners, shall be responsible for the percentage of the costs reflecting the percentage of runoff entering the gully from lands not under the control of the land occupier

4) Streambank-Control: 75%

5) Diversions: 75%

6. Annual Inspection: The Zoning Administrator, or the District staff acting on behalf of the Zoning Administrator, shall conduct an annual inspection of completed work. Work not completed in accordance with the Conservation Plan shall be considered to constitute a zoning violation as provided in Section 10.21 (G).

7. Approval: The Zoning Administrator shall forward all completed plans completed under this section to the District for its review. The District shall review each plan, and shall recommend approval of all plans which meet the standards of Section 10.21 (D). If the District recommends approval of the Conservation Plan, the Zoning Administrator shall approve the Plan for the subject property, which shall be recorded with the County Recorder. If the District recommends denial of the Plan as submitted, it shall prepare a

written report indicating the reasons the plan is deficient and suggesting ways by which to correct the deficiencies. The Zoning Administrator shall refer the report to the Conservation Committee for its comment.

The Conservation Committee shall comment upon the report within thirty-five (35) days from the date of receiving the report. Failure to comment within that time shall cause the Conservation Committee to forfeit its opportunity to comment.

At the Conservation Committee's request, the Zoning Administrator shall provide up to an additional thirty (30) days to the land occupier to develop alternatives to the proposed Conservation Plan which will meet the standards of the ordinance. If the deficiencies are not corrected, or the land occupier fails to make a bona-fide effort to correct the Conservation Plan, the Zoning Administrator may treat the matter as a zoning violation in accordance with the provisions of Section 10.21 (G). Such action may be appealed by the land occupier to the Zoning Board of Adjustment, as provided in Section 4.06.

8. Amendments to an Approved Conservation Plan: Amendments to an approved Conservation Plan shall be processed in the same manner as new Conservation Plans, provided that the original scheduled date of compliance with the standards of Section 10.21 (D), is not extended except as provided below.

   a) In the event of a change in ownership of the land, except as provided in Section 10.21 (F,4), the Zoning Administrator shall grant an extension to the schedule of up to one (1) year from the date of change in ownership, provided that the cumulative effect of changes in ownership does not result in circumventing the intent of the ordinance.

   b) In the event of a change in management of the land not involving a change in ownership, the Zoning Administrator shall grant an extension to the schedule of up to one (1) year from the date of change in management, provided that no more than one (1) such extension shall be granted within the period to which the conservation plan applies.

G. Violations:

1. Types of Violation: Failure to comply with the provisions of this section shall constitute a violation of the ordinance under the following circumstances:

    a) Non compliance with the standards of Section 10.21 (D,6), (D,7,a), (D,7,b), and (D,7,c), or non compliance with any standards in a manner as described in Section 10.21 (E,5).

    b) Refusal to complete a Conservation Plan and schedule within the time frame specified in Section 10.21 (E and F).

    c) Failure to abide by the Conservation Plan and schedule approved by the Zoning Administrator, except where an extension has been granted in accordance with the provisions of Sections 10.21 (E, F, or G).

2. Appeals and Variances: Land occupiers found in violation of Section 10.21 of this ordinance may appeal the action of the Zoning Administrator in accordance with Section 4.06, or may request a variance from one or more of the provisions of Section 10.21 in accordance with Section 4.08. In the event that a land occupier files either an appeal or a variance request pertaining to Section 10.21, the Zoning Administrator shall notify the Clerk and Supervisors of any affected Township, the Conservation Committee, and the District, in addition to any other notification requirements. The Board of Adjustment shall consider and make findings responding to any written comments received from the District staff, the Conservation Committee, and the Town Board, in addition to other required findings.

3. Civil Proceedings: Prior to initiating criminal proceedings provided under Article III, the Zoning Administrator shall request that the Oronoco Township Board of Supervisors initiate a civil suit seeking a court injunction requiring compliance. Such action shall be pursued according to the following requirements:

    a) Report: The Zoning Administrator shall prepare a written report to the Board stating the causes of action. The report shall include but shall not be limited to any reports of on site investigation prepared as required in Section 10.21 (E), and shall review the record of any correspondence or other attempts to bring compliance. A copy of the report shall be sent to the land occupier, land occupiers adjoining the parcel in question, the Township Clerk and Board of Supervisors;

the City Clerks of any affected Cities, the Conservation Committee, and the District.

b) Notice: The Zoning Administrator shall send to recipients of the report a notice of the time, date, and place that the Board will consider the request for civil proceeding.

c) Board Action: After considering any written or oral evidence, the Board may act in any of the following ways:

1) To file a civil suit seeking an injunction compelling compliance.

2) To instruct the Zoning Administrator to extend the time period for completion of a conservation plan and schedule for an additional period of not more than one hundred twenty (120) days;

3) To direct the Zoning Administrator to allow a delay of up to two (2) years in the implementation of part or all of a conservation plan; or

4) To direct the Zoning Administrator to proceed with actions authorized in Article III.

Section 10.22 ACCESSORY BUILDINGS:

A. Accessory Building Regulations Applicable to all Zoning Districts:

1. No accessory building shall be constructed or developed on a lot prior to the construction of the principal building.

2. Except as provided in Section 10.22 (B), accessory buildings shall be located only within the buildable area of a lot.

B. Accessory Building Regulations Applicable to the RSD, R-1, and R-2, ARC – Residential Area Districts and Non-Farm Parcels in the A-4 District:

1. In the R-1, ARC – Residential Area, and RSD Districts, accessory buildings may be located in the buildable area or within the rear yard. In the case of an accessory building located in the rear yard, such building may be located not less than five (5) feet from an interior side lot line and not less than eight (8) feet from a rear lot line. The maximum cumulative gross floor area (measured on the largest floor and including interior parking spaces) for accessory structures shall be according to the following schedule:

For lots with a lot area of less than one (1) acres -- One thousand (1,000) square feet.

For lots with a lot area of at least one (1) acre but less than two (2) acres -- twelve hundred (1,200) square feet.

For lots with a lot area of two (2) acres or greater -- fifteen hundred (1,500) square feet.

2. In the R-2, accessory buildings may be located may be located in the buildable area or within the rear yard. In the case of an accessory building located in the rear yard, such building may be located not less than two (2) feet from an interior lot line or rear lot line.

3. Accessory buildings, when located in a rear yard, shall not occupy more than twenty-five (25%) percent of the buildable area and/or rear yard.

4. No accessory building shall be located closer to a right-of-way than allowed in the front yard or side street yard regulations of the district wherein located.

5. In the R-1 District, R-2 District, and ARC – Residential Area, and any residential property in an RSD District, no accessory structure shall exceed a building height of 15 feet.

Section 10.23 SWIMMING POOLS, PRIVATE:

Swimming pools shall be allowed in any Residential Zoning District as an accessory use and subject to the following conditions and requirements:

A. Exclusive Private Use: The pool is intended and is to be used solely for the enjoyment of the occupants of the principal building of the property upon which it is located and their guests.

B. Distance Requirements: Swimming pools may be located in the buildable area or required rear yard but shall not be closer than ten (10) feet to any property line on which they are located; provided that pump installations shall be located no closer than twenty (20) feet to any property line.

C. Fencing and Access Control:

1. For a below grade swimming pool, the pool or the property upon which said pool is located, shall be enclosed by a fence of a type which effectively controls the entrance by children to the pool area, said fence to be at least six (6) feet in height. Wooden fences with

boards placed vertically shall not have any opening wider than four (4) inches per opening and wooden fences with boards placed horizontally shall not have any opening wider than one (1) inch per opening. For an in-ground pool, a mechanically controlled cover can be used in lieu of fencing requirements.

2. Gates installed for access to the property or pool area shall be equipped with an automatic closing and latching device to protect against uncontrolled access to the property.

3. For an above grade swimming pool, the pool shall be equipped with an automatically retractable type ladder, a retractable ladder, or a removable ladder or shall be fenced in accordance with Section 10.23 (C,1), said ladder to be removed or retracted when said pool in not being attended.

4. If access to the pool is via a deck or porch, then no access from the ground is permitted to the deck area unless the property or the ground access to the deck is fenced in accordance with Section 10.23 (C, 1).

5. It shall be the responsibility of the property owner upon where said pool is located to maintain all fences, gates and closure devices in good operating condition.

6. Failure to maintain fences, failure to have gates closed, or failure to either remove or retract the ladder access to the pool shall constitute a violation of the Zoning Ordinance and therefore, be subject to the penalties contained therein.

Section 10.24 EXTRACTION OF MATERIALS AND MINERALS, OPEN PITS AND IMPOUNDING OF WATERS:

A. Definition: Excavation, as used in this subdivision, shall mean any artificial excavation of the earth within the Township which is dug, excavated, or made by the removal from the natural surface of the earth of soil, sand, gravel, stone or other matter or made by tunneling or breaking or undermining the surface of the earth. Excavations ancillary to other construction of any installation erected or to be erected, built or placed thereon contemporaneously with or immediately following such excavation and covering or to cover such excavation when completed are excepted if a permit has been issued for such construction or installation or if the excavation is ancillary to the construction or installation of essential services or a farming operation. Excavations not exceeding five

hundred (500) square feet of surface area or two (2) feet in depth and excavations including impounding of water for agricultural or public utility purposes are exempted.

B. Conditional Use Permit Required: No person shall hereafter dig, excavate, enlarge, make, maintain or allow to be maintained, upon property owned or used by him, any open pit or excavation or any impounded water, without first making an application for and obtaining from the Planning Advisory Commission a conditional use permit (see Section 4.02 Conditional Use).

C. Submittal Requirements: See the Appendix H for a list of submittal requirements that are required as a part of the application for a conditional use permit. The information listed may be considered the minimum necessary for a review under the conditional use permit process.

D. Conditions of Permit: The Planning Advisory Commission, as a prerequisite to the granting of a permit or after a permit has been granted, may require the applicant to whom such permit issues or the owner or user of the property on which the open pit or excavation or impounded waters are located to:

1. Properly fence any pits or excavation;
2. Slope the banks and otherwise properly guard and keep any pit or excavation in such condition as not to be dangerous from caving or sliding banks;
3. Properly drain, fill or level any pit or excavation, after created, so as to make the same safe and healthful as the Commission shall determine;
4. Keep any pit, excavation or impounded waters within the limits for which the particular permit is granted;
5. Remove excavated material from any pit or excavation, away from the premises, upon and along such highways, streets or other public ways as the Commission shall order and direct;
6. Provide screening and bufferyards for the purposes of eliminating or minimizing potential nuisances, noise, dust, and reduce adverse visual appearance of the property;
7. Maintain roads and loading areas in dust free condition;

8. Stabilize overburden material and minimize the area that is exposed to erosion;

9. Limit the hours of operation;

10. Limit blasting, crushing, or the mixing or materials allowed on the property;

11. Provide, for the purpose of retaining impounded waters, a container of sufficient strength and durability and maintain such container in safe and proper condition;

12. Grade site after extraction is completed, seeding where required to avoid erosion, so as to render the site usable and restore same to a condition similar to that of adjoining properties;

13. Any additional conditions intended to protect the general health, safety and welfare and reduce the adverse impact of such upon neighboring properties.

E. Bond May Be Required: The Planning Advisory Commission may require either the applicant or the owner or user of the property on which the open pit or excavation of impounded waters is located to post a bond, in such form and sum as the Commission shall determine, with sufficient surety running to the County, conditioned to pay the County the extraordinary cost and expense of repairing, from time to time , any highways, streets, or other public ways where such repair work is made necessary by the special burden resulting from hauling and travel in removing materials from any pit, excavation or impounded waters, the amount of such cost and expense to be determined by the County Engineer; and conditioned further to comply with all the requirements of this subdivision and the particular permit, and to pay any expense the County may incur by reason of doing anything required to be done by any applicant to whom a permit is issued.

Section 10.26 ANIMAL FEEDLOTS:

A. No new animal feedlots or manure storage facilities shall be located in a floodplain or shoreland district.

B. No new animal feedlots or manure storage facilities shall be located within one-half (1/2) mile of an incorporated city limit boundary.

C. Any animal feedlot requiring a conditional use permit shall, in addition to the criteria specified in Section 4.02, Conditional Uses, consider the following:

1. All construction and design plans for manure handling, manure storage facilities and procedures of applying the manure to the land have been approved by the Soil and Water Conservation Board.

2. The public road serving the feedlots is adequate and would not need to be upgraded or improved in order to service the feedlots.

3. The proposed feedlot will not adversely affect the neighboring properties.

D. A proposed new feedlot must be located one quarter (1/4) mile from the nearest exterior surface of a non farm dwelling, church, school, or property line of a public park to the nearest point of the feedlot enclosure. New non-farm dwellings in the A-1, A-2, and A-3 districts shall not be located less than ¼ mile from an animal feedlot as required by Section 5.02 (C) (4), and Section 5.04 (C) (4).

Section 10.28 ESSENTIAL SERVICES:

Essential services shall be permitted as authorized and regulated by law and other ordinances, it being the intention hereof, to exempt them from the strict application of this ordinance.

Section 10.30 YARDS-HOW MEASURED:

A. YARD, FRONT:

1. On Federal, State and County roads which have a right-of-way of less than one hundred (100) feet, such yard shall be measured from a point being fifty (50) feet from and parallel to the centerline of said highway.

2. On Federal, State, and County roads having a right-of-way of one hundred (100) feet or more and for all other roads and streets, such yard shall be measured from the right-of-way line of the street on which the lot fronts (the front lot line); provided, however, that if the proposed location of the right-of-way line of such street as established on the ROCOG Long Range Thoroughfare Plan or on the differs from that of the existing street, then the required front yard least depth shall be measured from the right-of-way line of such street as designated on said Thoroughfare Plan or Official Map.

B. YARD, SIDE STREET:

1. On Federal, State, and County roads which have a right-of-way of less than one hundred (100) feet, such yard shall be measured from a point being fifty (50) feet from and parallel to the centerline of said highway.

2. On Federal, State and County roads having a right-of-way of one hundred (100) feet or more and for all other roads and streets, such yard shall be measured from the right-of-way line of the street on which the lot fronts (the front lot line); provided, however, that if the proposed location of the right-of-way line of such street as established on the ROCOG Long Range Thoroughfare Map differs from that of the existing street, then the required front yard least depth shall be measured from the right-of-way line of such street as designated on said Thoroughfare Plan or Official Map.

C. THROUGH LOTS:

1. Lots having frontage on two non intersecting streets need not provide a rear yard, but applicable front yards must be provided on both streets.

D. CORNER LOTS:

1. On corner lots, the applicant shall designate a front and side street yard.

2. For corner lots where potential front and side lot lines create a continuous curve, a perpendicular line intersecting the midpoint of the curve shall be deemed the breakpoint between yards.

Section 10.32 FENCES, WALLS AND HEDGES:

Fences, walls and hedges may be located in any required yard or buildable lot area, subject to the provisions of Section 10.18; but shall not exceed six (6) feet in height above the elevation of the surface of the ground at any point, except that in instances where public safety or security necessitate, the Zoning Administrator may authorize fences and walls to have a maximum height of not to exceed ten (10) feet above the elevation of the surface of the ground at any point.

Section 10.34 YARD ENCROACHMENT:

Outside stairways, fire escapes, fire towers, porches, platforms, balconies, boiler flues, and other similar projections shall be considered as part of the building and not allowed as part of the required space for yards, courts, or unoccupied space; provided, however, that this provision shall not apply to one (1) fireplace or one (1) chimney, not

more than eight (8) feet in length and projecting not more than thirty (30) inches into the allowable side yard space, nor cornices not exceeding sixteen (16) inches in width, nor to platforms, terraces, steps below the dirt floor level, nor to unenclosed projections not over one (1) story in height which may extend into a front or rear yard not more than ten (10) feet or into a side yard not more than two (2) feet.

Section 10.36 STRUCTURES, NOT INCLUDED IN HEIGHT OF BUILDING:

Chimneys, cooling towers, elevator bulkheads, fire towers, drive-in movie theater screens, grain elevators, silos, windmills, radio or television antennas, monuments, cupolas, steeples, and mechanical appurtenances pertaining to and necessary to the permitted use of the district in which they are located shall not be included in calculating the height of the principal structure.

Section 10.38 PRESERVATION OF OPEN SPACE:

Open-space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed. Open-space areas may be owned, preserved, and maintained as required by this section by any of the following mechanisms or combinations thereof:

A. Dedication of open space to Olmsted County, Oronoco Township, or an appropriate public agency, if there is a public agency willing to accept the dedication.

B. Common ownership of the open space by a homeowner's association which assumes full responsibility for its maintenance.

C. Dedication of development rights of open space may be made to an appropriate public agency with ownership remaining with the developer or homeowner's association. Maintenance responsibility shall remain with the property owner or the homeowner's association.

In the event that any private owner of open space fails to maintain same according to the standards of this ordinance, Oronoco Township may, in accordance with the Open-Space Plan and following reasonable notice and demand that deficiency of maintenance be corrected, enter the open space to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the open space. An open-space plan shall be submitted as a part of the application for a conditional use. This plan shall designate and indicate the boundaries of all open-space areas required by this ordinance. The plan shall:

A. Designate areas to be reserved as open space. The specific design of open-space areas shall be sensitive to the physical and design characteristics of the site.

B. Designate the type of open space which will be provided.

C. Specify the manner in which the open space shall be perpetuated, maintained, and administered.

Section 10.40 PIPELINES:

A. Purpose: Construction and operation of pipelines through rural areas of the Township have the potential for causing adverse impacts on the productive use of land by disrupting and compacting the soil, interfering with drainage tiles and drainage patterns, and by placement of associated facilities such as pump stations in such a manner as to interfere with agricultural operations. Construction and operation of pipelines also possess the potential for causing adverse impacts upon the maintenance and operation of publicly owned roads, streets, and utilities. The Township further finds that it is both necessary and proper to enact these regulations pursuant to Minnesota Statutes Section 116, I.01 et. seq., which provides for the protection and restoration of cultivated agricultural land within the Township and which provides minimum depth requirements for construction and operation of pipelines. These regulations shall apply to all pipelines, not exempted pursuant to Minnesota Statutes Chapter 116, I, for which physical manipulation of the land within this Township commences after this zoning ordinance is adopted.

B. Definitions:

1. Construction: Any clearing of land, excavation, or other action that would adversely affect the natural environment of a pipeline route but does not include changes needed for temporary use of a route for purposes other than installation of a pipeline, for securing survey or geological data, or for the repair or replacement of an existing pipeline within the existing right-of-way.

2. Cultivated Agricultural Land: Land which is used to raise agricultural crops, is capable of use for that purpose, or is plowed, fallow, or contains harvested crop residue or is pasture land.

3. Pipeline: Pipes located in this Township which are used to transport natural or synthetic gas at a pressure of more than ninety (90) pounds per square inch, or to transport crude petroleum or petroleum fuels or oil or their derivatives, coal, anhydrous ammonia, or any mineral slurry within this Township or any other product that can be transported by pipeline.

4. Landowners Grant of Easement: The legal document entered into between the property owner and pipeline company, which may contain specific requirements for the installation of the pipe. These requirements cannot be less stringent than the State or County regulations except in the area of minimum depth.

C. Filing Requirements: The owner of the pipeline or its agent shall file with the Township Board prior to start of construction the following:

1. Maps indicating the location, alignment of pipelines and all street, road and stream crossings.

2. Type of service proposed including items to be carried in the pipeline.

3. Copies of State and/or Federal Environmental Impact Statements.

4. Copies of approval letters of agreement from all applicable State and Federal agencies.

5. Copies of all negotiated Landowner Grants of Easement.

D. Pipeline Depth Requirements: Any pipeline constructed or operated in this Township shall be buried to meet the following minimum level cover requirements, unless waived according to the procedure of Section 10.40(G) of this zoning ordinance.

1. Four and one-half (4 1/2) feet minimum beneath the authorized depth of the right-of-way or any drainage facilities under the jurisdiction of this Township.

2. Four and one-half (4 1/2) feet minimum beneath the right-of-way of any street, road, or highway under the jurisdiction of any political subdivision.

3. Four and one-half (4 1/2) feet minimum beneath cultivated agricultural land in this Township.

4. Vertical distance between field drainage tile and the pipeline shall be at least one (1) foot.

E. Pipeline Construction Practices: The following construction practices shall be observed by any person constructing a pipeline in this Township:

1. Storage of Equipment and Material During Construction: All materials and equipment must be stored and parked within the bounds of pipeline right-of-way so as to minimize interference with

on-going agricultural operations or as set forth in the "Landowner's Grants of Easement".

2. Preservation of Top Soil: As set forth in "Landowners Grant of Easement".

3. Prevention of Erosion: As set forth in "Landowners Grant of Easement".

4. Protection of Tile Lines: As set forth in "Landowners Grant of Easement".

F. Location of Associated Facilities: Location of all above ground facilities associated with the operation of a pipeline, including but not limited to pump stations, shall be consistent with the following criteria:

1. Associated facilities such as pump stations, check valves, and access points shall be required to be located so as to minimize interference with productive use of cultivated agricultural land, irrigation, etc., by placing in corners of fields, on fence lines, etc.;

2. To minimize interference with existing roads, highways.

G. Waiver of Depth Requirements: Waiver of depth requirements shall be permitted consistent with Minnesota Statutes Section 116, I.06, Subdivisions 2 and 3.

H. Inspection Fee: Any person proposing to construct a pipeline in this Township shall pay to the County Treasurer a fee in accordance with Minnesota Statutes Section 116, I.06, Subdivision 6.

I. Enforcement: Any person violating the provisions of this zoning ordinance is guilty of a misdemeanor for each offense and may be subject to civil liability consistent with Minnesota Statutes Section 116, I.06, Subdivision 10. consistent with Minnesota Statutes Section 116, I.06, Subdivision 8, this zoning ordinance may be enforced by injunction, action to compel performance or other appropriate equitable relief in the district court of Olmsted County.

Section 10.41 PUBLIC UTILITY FRANCHISE

A. Franchise Granted. Township may designate a public utility, its lessees, successors and assigns (hereinafter referred to as Grantee), by resolution as being granted a non-exclusive franchise for a period of up to twenty (20) years depending on the needs and construction plans of the Grantee, to erect, construction, maintain and operate, a public utility system and

any and all necessary wires, cables, mains, pipes, services, and other appurtenances and equipment thereunto appertaining in, upon, over, across and along the streets, bridges and public places in Oronoco Township, for the transmission, distribution and sale of electrical power, natural gas, sewer and water service, telephone service, cable television, Internet service or other public utilities to the residents of the Township and for the purpose of transmitting, transporting and conveying such public utility service into, through, or beyond the immediate limits of the Township to other cities, towns and customers. Prior to commencing any work, Grantee shall obtain a permit from the Township and shall pay the Township a permit fee to be set by resolution of the Town Board to cover the costs of administering oversight of the work.

B. Duties of Grantee; Construction and Maintenance. Whenever the Grantee, in the construction or maintenance of its system or in the installation of any extension thereto, shall cut into or take up any pavement or shall make any excavation in any street, avenue, or public place, within the corporate limits of the Township, the same shall be done in a manner so as not to unreasonably interfere with the use of such thoroughfares by the public. The Grantee shall use such safeguards as may be necessary to prevent injury to persons or property during such construction work and upon its completion, all pavement shall be replaced in as good condition as it was before taken up. All excavations shall be refilled and all obstructions shall be removed at the expense of the Grantee and to the satisfaction of the Township. In the event that the Grantee shall fail to comply with the provisions of this Section after having been given reasonable notice, the Township may do such work as may be needed to properly repair said thoroughfare and the cost thereof shall be repaid to the Township by the Grantee.

C. Duties of Grantee; Repairs Following Damage to Infrastructure. In the event the utility lines, piping or other infrastructure of a Grantee become damaged, either through a natural disaster or through the actions of another person or entity, and this damage affects the safety of public roads, bridges or other public places maintained by the Township, it shall be the obligation of the Grantee to repair the damage caused to the public roads, bridges or other public places at its cost within a reasonable period of time. A reasonable period of time shall be determined by the Town Board depending on the degree of damage caused to the public infrastructure and the weather conditions at the time, following input from the Grantee. In the event that the Grantee shall fail to repair the damage caused after having been given reasonable notice to do so, the Township

may do such work as may be needed to properly repair the damage to the public infrastructure and the cost thereof shall be repaid to the Township by the Grantee.

D. Utility Non-Interference. The Grantee in constructing and maintaining said public utility system, and in entering and using said streets, highways, avenues, and public places in the Township and in laying and installing its wires, cables, mains, services, piping, and related appurtenances and equipment, shall not in any manner interfere with or injure any improvement which said Township now has or may hereafter have upon any of its streets, highways or public places.

E. Township Rights Reserved. Grantee agrees for and in behalf of itself, its lessees, successors and assigns, that all authority and rights in this Ordinance contained shall at all times be subject to all rights, power and authority now or hereafter possessed by the Township to regulate the manner in which Grantee shall use the streets, bridges and public places of said Township and concerning the manner in which Grantee shall use and enjoy the franchise herein granted.

F. Indemnification of Township. The Grantee, for itself and its successors and assigns, agrees that, while the term hereof continues, it will at all times, save, protect, indemnify and hold harmless the said Township from any and all claims, obligations, liabilities or judgments, legally established, arising, growing out of, or flowing from the construction, operation and maintenance of said public utility system by Grantee, its successors and assigns, and due to or caused by the fault or negligence of the Grantee.

G. Default of Grantee. If the Grantee shall be in default in the performance of any of the terms and conditions of this Chapter and shall continue in default for more than thirty (30) days after receiving notice from the Township of such default, the said Township may, by ordinance duly passed and adopted, terminate all rights granted under this Ordinance to the Grantee. The said notice of default shall specify the provision or provisions in the performance of which is claimed the Grantee is in default. Said notice shall be in writing and served on the Grantee by certified mail.

Section 10.42 MOBILE HOME REGULATIONS:

The purpose of these regulations is to provide for mobile home communities located in areas serviced by public or centralized sewage collection and treatment system and located in the R-2 Zoning District.

It is intended that such mobile home communities shall be so located, designed, and improved as to provide a desirable residential environment, protection from potentially adverse neighboring influences, protection for adjacent residential properties, access for vehicular traffic without traversing minor streets in adjoining residential neighborhoods, and accessibility equivalent to that for other forms of permitted residential development.

A. Permissible Uses and Structures:

1. Mobile homes.

2. Structures and uses necessary for the construction, operation or maintenance of the mobile home community.

3. In mobile home communities so located that such facilities are not conveniently available in the neighboring area and containing at least one hundred (100) dwelling units, commercial and service establishments intended to serve only persons within the community, designed, improved, and located to protect the character of the community and the surrounding neighborhood, and occupying in total, including related parking area, not more than five (5%) percent of the area of the community, or the building shall not to exceed three thousand (3,000) square feet of floor area.

4. In mobile home communities, outdoor storage areas, including those for recreational vehicles, may be permitted when such areas are designed, improved, and located as to protect adjoining uses from adverse visual or other effects and shall occupy, in total, not more than five (5%) percent of the area of the mobile home community.

5. Uses and structures that are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted. In mobile home communities, recreational vehicles shall not be occupied as living quarters and sales lots shall not be permitted, but dwellings may be sold on lots they occupy in residential use.

B. Minimum Lot Requirements in Mobile Home Subdivisions: Minimum lot area and width for mobile homes in mobile home subdivisions shall be as follows for the dwelling types indicated, including mobile homes:

	LOT AREA	LOT WIDTH
Single-Family Mobile Home	4,500 sf.	45 feet
Attached Mobile Home	4,000 sf.	40 feet

C. Maximum Density Limitations in Mobile Home Communities: Maximum density in any mobile home community shall not exceed eight (8) units per gross acre. For purposes of these regulations, gross acreage is to be computed as all area within the exterior boundaries of the property, including roads, common open space, lands occupied by management offices and community buildings, lands occupied by mobile home stands or lots, and lands occupied by utility installations.

D. Maximum Lot Coverage: The following limitations on maximum lot coverage shall apply to residential uses in mobile home communities. Where a roofed area, such as a carport or outdoor recreation shelter, is open for forty (40) percent or more of its perimeter, its lot coverage shall be computed as one-half (1/2) the area covered by the roof. Where the lot is adjacent to, and has direct access to, approved common open space not less than ten (10) feet in minimum width, other than vehicular areas, an additional five (5) percent of the lot area may be occupied.

1. Detached Mobile Home: Detached mobile homes and their accessory buildings shall occupy not more than thirty-five (35) percent of lot area.

2. Units Attached for Up to and Including 50 Percent of the Mobile Home Perimeter: Mobile homes attached for up to and including fifty (50) percent of perimeter, together with their accessory buildings, shall occupy not more than forty (40) percent of lot area.

3. Units Attached for More than 50 Percent of the Mobile Home Perimeter: Mobile homes attached for fifty (50) percent or more of perimeter, together with their accessory buildings, shall occupy not more than fifty (50) percent of lot area.

E. Required Outdoor Living Area on Lot: In mobile home communities, an outdoor living area shall be provided on each lot equal to at least ten (10) percent of its area, provided that in no case shall such area be less than three hundred (300) square feet or required to be more than five hundred (500) square feet. The minimum horizontal dimension of such area shall be not less than fifteen (15) feet. Such outdoor living area shall be properly drained, located for convenience and optimum use, and walled, fenced, or planted to provide reasonable privacy. This section maybe

covered in whole or in part by a roof, subject to the limitations on maximum lot coverage set forth at Section 10.42 (D).

F. Yards; Open Space Adjacent to Dwelling Units; Spacing of Dwelling Units:

1. Intent: Yards and other open spaces required herein in relation to dwellings in mobile home communities are intended to perform a variety of functions. Among these are assuring (as appropriate to and required by the dwellings as designed and located and constructed) adequate privacy, usable outdoor living space, desirable outlook, natural light and ventilation, access to and around dwellings, off-street parking space, and spacing between dwellings and portions of dwellings and other buildings for reducing potential adverse effects of noise, odor, glare, or hazards from fire. It is intended in these regulations to relate provisions to performance of these functions, allowing maximum flexibility in detailed site planning and use as long as performance requirements and related standards are met.

2. Dwelling Unit Exposures and Outlook: For purposes of relating requirements to function, yards, and other open spaces around dwellings, the distance between dwellings and other buildings shall be determined by exposures and outlooks from the portions of the dwellings involved. Such exposures are defined and classified as follows:

a) Class A: Portions of walls containing principal living room exposure to outdoor living area through major windows and/or glassed doors. Prime consideration here is direct view of, and convenient access to, outdoor livability space. In cases where two walls provide this type of exposure from a living room, either may be selected as the Class A exposure, and the other shall be considered Class C.

b) Class B: Portions of walls containing the only windows for bedrooms, or principal windows and/or glassed doors for bedrooms, where privacy, moderate outlook, and light and air are principal considerations.

c) Class C: Portions of walls containing secondary windows for bedrooms, windows for kitchens, bathrooms, utility rooms, and the like, secondary windows for living rooms, or exterior doors other than entries with Class A orientation, where such windows do not involve privacy or are so located,

shielded, or are of such a nature that necessary privacy is assured, and where light, air, and fire protection are principal considerations.

d) Class D: Portions of walls containing no windows, doors, or other openings, but not so constructed or safeguarded as to be suitable for attachment to other dwelling units or principal buildings. Principal concern in such cases is with fire protection.

e) Class E: Portions of walls containing no windows, doors, or other openings, and so constructed or safeguarded as to provide at least one-hour fire protection when attached to other dwelling units or other principal buildings, and to meet the acoustic controls and living unit to living unit sound transmission limitations of "Minimum Property Standards for Multi family Housing", U.S. Department of Housing and Urban Development.

3. Open Space Depth Defined; Requirements by Dwelling Unit's Exposure: Open space depth is the minimum open space distance on the lot (except as otherwise specifically provided) perpendicular to the wall of the dwelling at any point, or to any addition of the dwelling which is enclosed for more than sixty (60) percent of its perimeter or for more than ten (10) percent of the portion of its perimeter opposite any A, B, or C exposure of a dwelling. Open space depth and character shall be as follows:

a) Distance to Common Areas: Except as provided below, distance from any Class B to Class E exposure of a dwelling to a street pavement or to the edge of a common driveway, a common parking area, a common walk, or other common area, shall be at least eight (8) feet. In the case of Class A exposures, this distance shall be fifteen (15) feet. Carports open in a manner that assures visibility may extend to within four (4) feet of a common sidewalk adjacent to a street or to a common parking area, or to within four (4) feet of the street pavement or common parking area if no such sidewalk is involved.

b) Other Minimum Open Space Depth Requirements: Other open space depth requirements shall be, by exposure, Class A, fifteen (15) feet; Class B, ten (10) feet; Class C, eight (8)

feet; Class D, five (5) feet; Class E, none. Dwellings on lots adjoining non residential buildings shall be separated from such buildings by at least ten (10) feet more than the above requirements.

c) Occupancy of Open Space by Carports, Recreational Shelters, Storage Structures: A carport, enclosed for fifty (50) percent or less of its total perimeter by attachment to the dwelling and by a wall at the inner end perpendicular to the dwelling, may extend into any open space on the lot, required or other, that does not adjoin the outdoor living area on an adjacent lot or any common non-vehicular open space.

A recreational shelter, enclosed for fifty (50) percent or less of its total perimeter, may extend into any open space on the lot, required or other, constituting outdoor living area. Such shelter shall not exceed one hundred fifty (150) square feet in floor area.

Enclosed storage facilities combined with and included within such carports or recreational shelters shall not exceed ten (10) percent of the floor area of such carport or shelter. Separate storage structures not exceeding thirty (30) square feet in floor area or seven (7) feet in height may occupy any open space on the lot, required or other, that is farther from a street or common non-vehicular open space than the nearest portion of the dwelling. Only one such separate storage structure shall be permitted per dwelling unit.

Carports, recreational shelter, and storage facilities for adjacent lots may be so located as to attach across lot lines, provided that as located and constructed they do not constitute undesirable impediments to view (including visibility at intersections of streets or intersections of driveways with streets) or increase fire hazards.

d) Spacing of Dwellings on Adjacent Lots; Equivalent Spacing Alternative: Minimum required distances between dwelling units or additions thereto enclosed for more than fifty (50) percent of their perimeters or for more than ten (10) percent of the perimeters opposite any A, B, or C exposures, shall be

the sum of the required distances for the exposures involved.

As an alternative to providing required open space for each dwelling exposure on its own lot, where equivalent spacing can be assured in a form appropriate to the exposures involved by decreasing clearance from the lot line on one lot and increasing clearance on the adjacent lot, this arrangement may be permitted; provided that access for servicing and maintenance of dwelling units involved can be assured, and further provided that minimum open space depth for Class A exposures shall be located on the same lot as the dwelling.

G. Maximum Height of Buildings: Maximum height of buildings shall be thirty-five (35) feet.

H. Limitations on Signs: In connection with mobile home communities, no sign intended to be read from any public way adjoining the district shall be permitted except:

1. No more than one (1) identification sign, not exceeding twelve (12) square feet in area, for each principal entrance.

2. No more than one (1) sign, not exceeding four (4) square feet in area, advertising property for sale, lease, or rent, or indicating "Vacancy" or "No Vacancy", may be erected at each principal entrance.

3. In the case of new mobile home communities consisting in whole or in part of mobile home subdivisions or condominiums, one (1) sign, not exceeding eighteen (18) square feet in area may be erected for a period of not more than two (2) years at each principal entrance to advertise the sale of lots or dwellings. No source of illumination for any such signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five (5) feet of any exterior property line.

I. Off-Street Parking Requirements: Two (2) off-street parking spaces shall be provided for each mobile home. In mobile home communities, residential parking spaces need not be located on lots occupied by the dwelling units served, but at least one (1) such space shall be reserved for, and located within one hundred (100) feet walking distance of, the dwelling unit it is intended to serve.

J. Common, Recreational Facilities: There shall be provided within each mobile home park or mobile home subdivision an adequate site or sites for recreation for the exclusive use of the occupants. Such recreation site or sites shall have a minimum area of four thousand (4,000) square feet plus one hundred (100) square feet for each mobile home space in said park or subdivision. The recreation site shall be of appropriate design and provided with adequate equipment.

K. Community Storm Shelter Facilities: There shall be provided within each mobile home park or subdivision that has ten (10) units or more, suitable storm shelter facilities constructed to accommodate the following number of people: Shelter Space (No. of People) = 0.75 x the number of units x 2.5 person/unit. A community storm shelter shall be maintained in safe, clean and sanitary condition. This building shall be constructed in such a manner as to provide safe conditions during a storm.

L. Guides and Standards for General Site Planning: The following guides, standards, and requirements, shall apply in site planning for mobile home communities.

1. External Relationships: Site planning within the mobile home community shall provide protection of the development from potentially adverse surrounding influences and protection of surrounding areas from potentially adverse influences within the community.

a) Principal Vehicular Access Points: Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the mobile home community in such a way as to encourage the use of such minor streets by substantial amounts of through traffic.

b) Access for Pedestrians and Cyclists: Access for pedestrians and cyclists entering or leaving the community shall be by safe and convenient routes. Such ways need not be adjacent to or limited to the vicinity of vehicular access points. Where there are crossings of such ways and vehicular routes at edges of planned developments, such

crossings shall be safely located, marked, and controlled, and where such ways are exposed to substantial vehicular traffic at edges of communities, safeguards may be required to prevent crossings except at designated points. Bicycle paths, if provided, shall be so related to the pedestrian way system that street crossings are combined.

2. Exterior Yards for Mobile Home Communities; Minimum Requirements; Occupancy: The following requirements and limitations shall apply to yards at the outer edges of mobile home communities:

   a) Along Public Roads: Where mobile home communities adjoin public roads along exterior boundaries, a yard at least twenty-five (25) feet in minimum dimensions shall be provided adjacent to such roads. Such yard may be used to satisfy open space depth requirements for individual dwellings, but shall not contain carports, recreational shelters, storage structures, or any other structures generally prohibited in yards adjacent to streets in residential districts. No direct vehicular access to individual lots shall be permitted through such yards, and no group facilities or active recreation areas shall be allowed.

   b) Yards, Fences, Walls, or Vegetative Screening at Edges of Mobile Home Communities: Along the edges of mobile home communities, walls or vegetative screening shall be provided where needed to protect residents from undesirable views, lighting, noise, or other off site influences, or to protect occupants of adjoining residential districts from potentially adverse influences within the mobile home community. In particular, extensive off-street parking areas and service areas for loading and unloading other than passenger vehicles, and for storage and collection of trash and garbage, shall be screened.

3. Internal Relationships: The site plan shall provide for safe, efficient, convenient, and harmonious groupings of structures, uses, and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features. In particular:

a) Streets, Drives, and Parking and Service Areas: Streets, drives, and parking, and service areas shall provide safe and convenient access to dwellings and community facilities and for service and emergency vehicles, but streets shall not be so laid out as to encourage outside traffic to traverse the community, nor occupy more land than is required to provide access as indicated, nor create unnecessary fragmentation of the community into small blocks. In general, block size shall be the maximum consistent with use, the shape of the site, and the convenience and safety of the occupants.

b) Vehicular Access to Streets: Vehicular access to streets from off-street parking areas may be direct from dwellings if the street or portion of the street serves fifty (50) units or less. Determination of units served shall be based on normal routes anticipated for traffic. Along streets or portions of streets serving more than fifty (50) dwelling units, or constituting major routes to or around central facilities, access from parking and service areas shall be so combined, limited, located, designed, and controlled as to channel traffic conveniently, safely, and in a manner that minimizes marginal traffic friction, and direct vehicular access from individual dwellings shall generally be prohibited.

c) Ways for Pedestrians and Cyclists; Use by Emergency, Maintenance, or Service Vehicles: Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwellings, project facilities, and principal off-street pedestrian destinations. Maximum walking distance in the open between dwelling units and related parking spaces, delivery areas, and trash and garbage storage areas intended for use of occupants shall not exceed one hundred (100) feet.

Walkways to be used by substantial numbers of children as play areas or routes to schools, bus stops, or other destinations shall be so located and safeguarded as to minimize contacts with normal automotive traffic. If substantial bicycle traffic is anticipated and an internal walkway system is provided away from streets, bicycle paths shall be incorporated in the walkway system. Street

crossings shall be held to a minimum on such walkways and shall be appropriately marked and otherwise safeguarded. Ways for pedestrians and cyclists, appropriately located, designed, and constructed, may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other automotive traffic.

M. Site Planning and Improvements - Additional Details:

1. Roads: All roads that are to be dedicated to the township shall be dimensioned and in accord with the subdivision regulations and to the township standards. Any private road within the mobile home community shall have a pavement width of at least twenty-four (24) feet.

2. Lots and Locations for Dwellings on Lots; Improvements Required Before Occupancy: Lots intended for placement of dwellings in mobile home communities shall be so located with respect to streets as to make practical the placement of such dwellings for occupancy. In determinations concerning satisfaction of the requirement, the proposed manner of placement shall be considered.

   Location on the lot shall be suitable for the type of dwelling proposed, considering size, required open spaces, and manner of support, and any improvements necessary on the lot for the support or anchoring of the type of dwelling proposed shall be provided to the dwelling so supported and/or anchored before occupancy.

   The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers, or other suitable means.

Section 10.44 MOBILE HOME SKIRTING AND ANCHORING:

A. All mobile homes shall be securely anchored to the ground in such a manner as to withstand wind pressures specified for mobile homes by the State Building Code.

B. All mobile homes shall be completely skirted.

Section 10.46 ADVERTISING SIGNS:

The purpose of this section is to protect the traveling public from distraction and maintain the natural and scenic beauty and attractiveness of the Township. By the

construction of public roads, the public has created views to which the public retains a right-of-view and it is the intent of these standards to prevent the taking of that right.

A. Zoning Certificate: No advertising signs shall hereafter be erected within Oronoco Township until such sign has been reviewed by the zoning administrator and a zoning certificate issued for that sign.

B. Directional Advertising Sign Standards: One directional advertising may be erected adjacent to a county road, subject to the following standards:

1. Must not exceed dimensions totaling 24 square feet of area.

2. Must provide direction only to a use that is located within Olmsted County.

3. The business being advertised must be one permitted by this zoning ordinance.

4. Such signs shall be located not less than 10 feet from any road right-of-way.

5. Such signs shall contain not more than 2 faces, and shall not exceed a height of 10 feet above the ground.

6. Written permission from the property owner upon which said sign is to be located must accompany any application for a zoning certificate for the sign.

C. General Advertising Signs: General advertising signs shall be subject to the following standards:

1. The following provisions shall apply to all roads located within Oronoco Township. These provisions apply to all Federal, State, County, Township, and private roads.

(a) No General Advertising sign shall exceed dimensions totaling an area of 600 square feet.

(b) No General Advertising sign shall be located within 500 feet of an existing dwelling.

2. The following provisions shall apply only to County, Township, and private roads.

(a) No General Advertising sign shall exceed a total height of 30 feet above the surface of the adjacent roadway.

(b) General Advertising signs may only be located upon lands zoned commercial or industrial by Oronoco Township.

(c) No General Advertising sign shall be erected within a distance of 1320 feet from another General Advertising sign.

(d) No General Advertising sign may be erected within a distance of 1320 feet of lands zoned residential by any political jurisdiction.

(e) No General Advertising sign shall be erected on lands designated as a Shoreland district or a River Corridor District or within 1320 feet of lands designated as a Shoreland District or River Corridor District.

(f) No General Advertising sign shall be erected as the principle use on a property.

(g) General Advertising signs shall maintain all yard and setback requirements equal to the requirements of the zoning district where located.

3. All General Advertising signs existing as of March 10, 1998 shall be exempt from the provisions of this Chapter. These signs may be altered, rebuilt, reconstructed, or replaced on the same property with another General Advertising sign of the same square footage.

Section 10.47 BUSINESS SIGNS:

The purpose of this section is to provide guidelines for the permitting and construction of business signs. All business signs shall be regulated through submittal of a conditional use permit. The Commission shall consider the location of the business on a site, the road designation based on the ROCOG Long Range Thoroughfare Plan, and surrounding land uses. In no case shall a business sign be larger than 300 square feet in area and 25' in height. Lighting must be determined as a part of the conditional use permit review.

Section 10.48 TRANSPORTATION IMPACT REPORTS:

A. Purpose: The intent of this section is to provide the information necessary to allow decision-makers to assess the transportation implications of traffic associated with a proposed development in relation to safety, the existing and proposed capacity and condition of the street system, congestion, and the quality of life of neighboring residences. This section establishes requirements for the analysis and evaluation of transportation impacts

associated with proposed developments. Traffic studies should identify what improvements, if any, are needed to:

1. insure safe ingress to and egress from a site;
2. maintain adequate street capacity on public streets serving the development;
3. ensure safe and reasonable traffic operating conditions on streets and at intersections in the vicinity of a proposed development;
4. avoid creation of or mitigate existing hazardous traffic conditions;
5. minimize the impact of non-residential traffic on residential uses in the vicinity; and
6. protect the public investment in the existing street system.

B. When Required: Development proposals with any of the following traffic or land use characteristics shall be accompanied by a traffic impact report prepared consistent with the provisions of this section unless the requirement is waived by the relevant road authority under the provisions of 10.48.C:

1. Uses that generate more than 500 vehicle trips per day according to the Institute of Transportation Engineers most recent Trip Generation Manual or 30 heavy vehicle trips per day based on the best available data. Where the development proposed cannot be adequately described by ITE, trip generation should be estimated based on data collected from other developments of similar size and scope, with a minimum of three independent data samples provided.
2. Proposed land use plan amendments from the Resource Protection designation to the Suburban Development designation or Urban Service Area designation or from the Resource Protection designation or Suburban Development designation to the Urban Service Area designation. Traffic impact studies for land use plan amendments to the Urban Service Area designation shall identify the road system investments to the County and State road systems necessary to serve anticipated urban development in the Urban Service Area.
3. Zone change requests to zoning districts which include uses (other than conditional uses) whose trip generation exceeds 500 total vehicle trips per day according to the Institute of Transportation

Engineers most recent Trip Generation Manual, or which may generate more than 30 heavy vehicle trips per day according to the best available truck trip generation information.

4. Residential General Development Plans with 25 or more dwellings whose primary access beyond the limits of the development will be a gravel surfaced road, or 50 or more dwellings where the primary access beyond the limits of the development will be a paved road.

5. Developments having direct access onto existing or planned Interstate, Interregional, Strategic Arterial or Major Arterial highway as designated by the adopted Functional Designation Map in the ROCOG Long Range Transportation Plan.

C. Waiver: The requirement for a Traffic Impact Report may be waived if the Road Authority Representative (the County Highway Engineer for County, State or Federal Highways, or the Town Board or its Designee for township roads), determines that a Traffic Impact Report is not necessary to determine needed road improvements or that no unsafe or hazardous conditions will be created by the development as proposed. This waiver shall not preempt the authority of the Minnesota Department of Transportation to require a traffic study under the requirements of the State Access Management Guidelines on any state or federal highway.

D. Complete Application: No application for a development identified as requiring a Traffic Impact Report will be determined to be complete unless it is accompanied by an appropriate traffic study except if a waiver has been granted by the Road Authority Representative.

E. Contents: All roads and intersections serving a proposed use must be determined to be capable of handling the estimated share of projected traffic generated by the use. A Traffic Impact Report shall include the following:

1. An analysis of traffic operations and intersection improvement needs at all site access points under projected traffic loads. This operational evaluation shall include on-site circulation as it may affect access, on-site and off-site turn lanes and required storage, the potential need for signalization or other traffic control, and review of sight distance and other intersection safety aspects. The proposed access plan should be consistent with the standards of the Olmsted County Access Management Ordinance for county roads or with other Access Management regulations that may apply for other roads.

2. An analysis of the impact of site-generated traffic on the level of service of affected intersections and public streets in the vicinity of the site. Affected intersections are any road segment or intersection where the additional traffic volume created by the proposed development is greater than 10 percent of the current traffic volume (for road segments) or the current entering volume (for intersections).The Road Authority representative may choose to waive study of certain intersections.

3. For developments expected to generate more than 30 truck trips per day, an analysis of the intersections and road segments these trucks would use to reach the major arterial road system from the site. Issues of concern include structural capacity, impacts of slow moving vehicles on roadway safety, and the need for intersection operation improvements to accommodate truck traffic.

4. An analysis of the impact of the proposed development on residential streets in the vicinity of the site to identify any potential adverse effects of the proposed development and mitigation measures to address any impacts. Examples of possible effects include, but are not limited to, non-residential traffic impacts on residential neighborhoods, pedestrian and bicyclist safety hazards, traffic noise, or turning movements conflicts with other driveways or local access roads.

5. The finding that site access and other improvements that are identified to mitigate the traffic impact of the development meet commonly accepted engineering design standards and access management criteria.

6. A detailed list of the transportation infrastructure improvements needed to mitigate the impact of the development and estimated costs of these improvements.

F. Preparation: The applicant may choose to have a traffic study prepared by a Traffic or Transportation Engineer, or other qualified professional with experience in the preparation of such analysis, or may choose to have the Zoning Administrator prepare a report once the development application is submitted. At his or her discretion, the Zoning Administrator may decline to prepare the study. When the applicant chooses to have the Zoning Administrator prepare the study, and the Zoning Administrator agrees to prepare the study, the application triggering the need for a TIR shall be considered incomplete until 45 days after the request is made to

the Zoning Administrator to complete the TIR, in order to provide time to prepare the study. The applicant shall be responsible for the costs of preparation of the traffic study incurred by the Zoning Administrator, as identified in the Fee Schedule.

G. Traffic Service Standards: The standards for traffic service that shall be used to evaluate the findings of traffic impact reports are.

1. Capacity: The following table shall be used to assess the impact of the proposed development on the capacity of the roadway system. Development traffic when combined with projected 20 year background traffic growth shall not cause the volume to capacity (V/C) ratio to be exceeded. The listed ADT (Average Daily Traffic) capacity should be used as a first test to determine whether V/C limits might be approached; if so, a more detailed analysis of V/C should be completed using methods in the Highway Capacity Manual or similar techniques.

Land Use Area (1)	**V/C Ratio**	**Roadway Type**	**Road Character**	**ADT Capacity**
Rural	0.55	2 Lane Highway	Level with shoulders	4800
			Rolling or Level with limited or no shoulders	2900
Urban Influence	0.60	2 Lane Highway	Level	6500
			Rolling or Level with limited or no shoulders	5000
Developing Area	0.70	2 Lane Highway	Level	8700
			Rolling or Level with limited or no shoulders	7100
All Areas	NA	Local Collector Road	All	1200
All Areas	NA	Local Residential Road	All	800
(1) Land Use Areas are defined in Chapter 4A of the ROCOG Long Range Transportation Plan				

2. Level of Service: The Level of Service Standard for all highway corridor operations (including freeway mainline, merging areas and ramp junctions, and arterial and collector intersections or corridors)

should meet the Level of Service standards listed in the table below. Level of Service should be calculated using the Highway Capacity manual or equivalent techniques. Where the existing Level of Service is below these standards, a traffic impact report shall identify those improvements needed to maintain the existing level of service, and what additional improvements would be needed to raise the level of service to the standards indicated.

Level of Service

Land Use "Zone" (ROCOG LRTP)	Land Use "Area"	Level of Service
Developing Areas	Small cities	Mid C
	Rochester	C/D Midpoint
Urban Influence Area	Rochester	B/C Midpoint
Rural Area	All	B/C Midpoint

3. Number of Access Points: The number of access points shall be the minimum needed to provide adequate access capacity for the site. The spacing of access points shall be consistent with the road authority's access management ordinance. If the road authority has not adopted an access management ordinance, then there shall be 500 feet, or the maximum available distance if less than 500 feet, between access points and the nearest adjoining intersection or driveway on adjacent parcels and 200 feet between driveways on the same parcel.

4. Residential Street Impact: Non-residential development shall contribute no more than 20% of the traffic on any local street for which residentially zoned property makes up more than 50% of the street frontage.

5. Vehicle Storage: The capacity of storage bays and auxiliary lanes for turning traffic shall be adequate to insure turning traffic will not interfere with through traffic flows on any public street.

6. Internal Circulation: On-site vehicle circulation and parking patterns shall be designed so as not to interfere with the flow of traffic on any public street and shall accommodate all anticipated types of site traffic.

7. Safety: Access points shall be located and designed to provide for adequate intersection and stopping sight distance and appropriate

facilities to accommodate acceleration and deceleration of site traffic. The geometric design of access points shall meet the standards of the Olmsted County Access Management Ordinance, or the Access Management Ordinance adopted by the Road Authority, if applicable.

Section 10.50 WIND ENERGY CONVERSION SYSTEMS

A. Purpose: Olmsted County promotes the use of wind energy conversion systems and to balance the need for clean and renewable energy with the need to protect the public health, safety, and general welfare. In furtherance of this purpose submittal requirements and standards are established to ensure that wind turbines and wind energy conversion systems, that are a combined nameplate capacity of less than 5,000 kilowatts, are appropriately sited, designed, installed, operated and maintained. In no case shall the provision of this ordinance guarantee wind rights or establish access to the wind.

B. Site Testing: A person may establish a WECS Meteorological Tower on a single or multiple parcels of land for up to a period of three (3) years by obtaining a zoning certificate. The purpose of the tower shall be primarily to measure wind speed, direction, and to determine capacity factor and collect related data necessary to determine suitability of the site for the establishment of a WECS.

C. Location and Setback Requirements: All wind turbines shall meet or exceed the setbacks or separation distance established in this section.

1. Setback from property lines: Unless a project site includes multiple properties all wind turbines shall be setback 1.1 times the total height of the wind turbine. Where Small Utility WECS are proposed that include multiple properties, wind turbine setbacks shall be the project area boundaries as described in the application. WECS Meteorological Towers shall be setback 1.1 times the total height. The guy anchor locations for guyed towers where Small Non-utility WECS are constructed shall be a minimum of 8 feet from any property line.

2. Separation Distance:

a. For Small Utility WECS the distance separation from state wildlife management areas and other MNDNR lands, Public Waters and Types 3-5 wetlands shall be 600 feet. The distance separation from Lake Zumbro, county parks, state

forestland, or the Whitewater Wildlife Management Area shall be ¼ mile.

b. For Small Utility WECS the separation distance from on-site dwellings shall be 1.1 times the total height of the wind turbine and 750 feet from dwellings on adjacent property. For Small Utility WECS separation distance from residential zoning districts shall be ¼ mile.

c. Structures not a part of the Small Utility WECS project and located on the project site shall be setback from the tower base a distance equal to one rotor diameter.

3. Setbacks for accessory structures and facilities: Substations, facility buildings and other structures that are part of the Small Utility WECS shall meet the setback requirements for the zoning district in which the project is located.

D. Aesthetic and Environmental Requirements:

1. Tower type: For Small Utility WECS the wind turbine towers shall be freestanding and of tubular construction.

2. Color and finish: All wind turbines and towers that are part of a WECS shall be a neutral color including white, grey, light blue, or other non-obtrusive color. Blades may be black in order to facilitate deicing. Finishes shall be non-reflective.

3. Lighting: The site shall comply with all FAA lighting requirements. White strobe lights are not permitted unless required by the FAA. White strobe lights shall not be used between dusk and dawn. Red strobe lights are required for all towers located on the perimeter of the site for nighttime illumination to reduce impacts of migrating birds. Interior towers shall not be lit unless required by the FAA standards. Simultaneously pulsing strobe lights are required for the perimeter lights.

4. Signage: The manufacturers or owner's company name and/or logo may be placed upon the nacelle of the wind turbine. Warning signs shall be placed on fencing surrounding on-site substations.

5. Location: Wind energy conversion systems shall not be located within floodplain districts as regulated in Section 9.00-9.08, the Shoreland district as regulated in Section 9.10 of the zoning ordinance, or wetlands as regulated under MR Chapter 8420.

6. Waste: All previously used parts and equipment shall be removed from the site and properly disposed. All hazardous waste generated by the operation and maintenance of the WECS shall be removed from the site and recycled or disposed of properly as required under Minnesota statutes and rules.

7. Height: Wind turbine height shall be as specified in the zoning district within which the WECS is located.

E. Noise and Safety Standards:

1. Noise: Except during short-term events including utility outages and severe wind events, a WECS shall be designed, installed and operated so that the noise generated does not exceed 60 dBA at the property line.

2. Automatic Overspeed Controls: All wind turbines shall be equipped with manual and automatic overspeed controls to limit the blade rotation speed to within unit design limits. A professional engineer must certify that the wind turbine is equipped with rotor and overspeed controls.

3. Blade Clearance: No portion of a wind turbine blade in a small utility WECS shall extend closer to the ground than 50 feet. Blade clearance for Small Non-utility WECS shall be no less than 20 feet.

4. Climbing Apparatus: All climbing apparatus located outside of the tower shall be located at least 15 feet above the ground. All towers shall have controlled access and doors shall be locked.

5. Intra-project Power and Communication Lines: All power lines used to collect power from individual wind turbines and all communication lines shall be buried underground.

F. Decommissioning of Small Utility WECS: The applicant and future owners shall ensure that facilities are decommissioned upon the end of project life or facility abandonment. A decommissioning plan shall be submitted with the project application. Decommissioning shall include: removal of all structures and electrical transmission components, to a depth of 4 feet, restoration of the soil and vegetation to avoid temporary or long term soil erosion consistent with Section 10.20 of this ordinance.

G. Application Requirements: All applicants shall complete a zoning certificate or conditional use permit application form and supply all information required on the application. For a single wind turbine that

meets the definition of a Small Utility WECS and is located in the A-1, A-2, or A-3 districts the submittal requirements for a conditional use shall include #1-5,7, and 12 listed in this subsection.

For a Small Utility WECS the following additional information is required for a conditional use permit application.

1. a site plan to scale detailing the location of the project area boundaries, property lines, leased land, easements on the site and easements obtained for the project, wind turbine locations, internal roads, transmission lines, transformers and substations, communication lines, interconnection with the utility system, ancillary equipment and structures, access to the public road system, and site topography/elevations.
2. a description of the project, including but not limited to the number of turbines, rated capacity, height of towers, rotor diameter and height of tower and rotor combined, turbine and tower color, manufacturers of the equipment, and schedule/phasing of project including expected date of commercial operation.
3. current land use and land cover on the project site and on the adjacent parcels.
4. identification and location of floodplain, floodprone soils, surface water bodies, public waters and shoreland, and wetlands on the project site.
5. distance of turbines from all property lines and to the nearest dwellings and other structures on the project property and adjacent property.
6. engineering certification of tower and foundation design suitability for wind turbine, soils, geology, and site topography.
7. grading and erosion control plan.
8. decommissioning plan.
9. evidence of electric power purchase contracts and power transmission contracts, or documentation that the power will be utilized on-site, and control of wind easements in the project area.
10. identification, location, and description of neighboring small utility WECS and wind easements.
11. certification that the project has or will obtain liability insurance.

12. separation distance from structures, land uses and resource features as listed in subsection C of Section 10.50.

Section 10.52 CHICKENS IN THE RESIDENTIAL DISTRICTS

A. Chickens Limited: It is unlawful for any person to keep or harbor chickens on any premises unless issued a Zoning Certificate to do so as provided in this chapter. No permit shall be issued for the keeping of any rooster chicken on any premises.

B. Definitions: The term "Chicken Coop" means a structure for housing chickens made of wood or other similar materials that provides shelter from the elements. The term "Chicken Run" means an enclosed outside yard for keeping chickens. The term "Premises" means any platted lot or group of contiguous lots, parcels or tracts of land.

C. Permit: No person shall maintain a chicken coop and run unless they have been granted a Zoning Certificate by the Zoning Administrator. The permit shall be subject to all terms and conditions of this chapter and any additional conditions deemed necessary by the Zoning Administrator to protect the public health, safety and welfare. Included with the completed application must be a scaled diagram that indicates the location of any chicken coop and run, and the approximate size and distance from adjoining structures and property lines. A permit for the keeping of chickens may be revoked or suspended by the Zoning Administrator for any violation of the Zoning Ordinance upon written notice.

D. Confinement: Every person who owns, controls, keeps maintains or harbors hen chickens must keep them confined at all times in a chicken coop and chicken run. Any coop and run shall be screened with a solid fence or landscaped buffer with a minimum height of four feet. Any coop and run shall be at least 25 feet from any residential structure on any other premises.

E. Chicken Coops:

1. All chicken coops and runs must be located at least 25 feet from any dwelling on any other premises. All chicken coops must meet the requirements of the building and zoning codes, must not exceed ten square feet per chicken and must not exceed six feet in total height. Attached fenced-in chicken runs must not exceed 20 square feet per chicken and must not exceed six feet in total height. Chicken runs may be enclosed with wood and/or woven wire materials, and allow chickens to contact the ground. Chicken

feed and manure must be kept in rodent and raccoon proof containers and/or used as compost.

2. Chicken coops must either be:

   a. Elevated with a clear open space of at least 24 inches between the ground surface and framing/floor of the coop; or

   b. The coop floor, foundation and footings must be constructed using rodent resistant concrete construction.

F. Conditions: Where the hen chickens are kept, any person who owns, keeps or harbors hen chickens on the premises must maintain the area designated for the chickens in a healthy, sanitary and reasonably order free condition and must not allow the premises to be in such condition that noxious odors are carried to adjacent public or private property. Any chicken coop and run authorized by Zoning Certificate/Building Permit, under this section, may be inspected at any reasonable time by an animal control officer, County Feedlot Technician, Zoning Administrator, or other County Representative.

G. Violations: Any person who keeps or harbors chickens in Oronoco Township without obtaining or maintaining a current Zoning Certificate and/or Building permit, or after a permit has been suspended or revoked by the Zoning Administrator shall be guilty of a petty misdemeanor.

Section 10.53 RECYCLABLE WASTE TRANSFER FACILITIES

A. Purpose: Olmsted County supports the use of various composting models to:

1. Protect environmental and public health, safety, comfort, convenience, and the general welfare of the citizens of the Olmsted County.

2. Establish powers, duties, rules, regulations, and standards for the location and operation of backyard and small compost sites at residential, commercial, institutional and public properties.

3. Promote a program of waste reduction through source separation of organic materials from mixed municipal solid waste.

4. Provide for the administration and enforcement of this ordinance.

5. Extend the useful life of the County's landfill by directing compostable materials into more economically and environmentally friendly uses.

B. Jurisdiction.

1. Oversight of composting activities is the responsibility of both the local zoning authority with respect to the planning and zoning aspects of a composting operation, and the County's Solid Waste Ordinance with respect to the environmental protection aspects of a composting operation. When composting activities take place within the limits of an incorporated municipality in the County, the local zoning authority will be the municipality. When composting activities take place in one of the townships in the County outside the limits of an incorporated municipality, then depending on the township, either the County Planning Department, Township Cooperative Planning Association (TCPA) or the individual Township serves as the local zoning authority.

C. Compost, Backyard Site.

1. Applicability

    a. Shall conform with the requirements of Chapter 3500, the Olmsted County Solid Waste Management Ordinance.

2. Location.

    a. Allowed in all zoning districts, as an accessory to a primary use allowed by Olmsted County Solid Waste Management Ordinance and as permitted by the local zoning authority.

    b. A Compost, Backyard Site shall be located and designed so that seepage from the compost will not run off onto adjacent property, public or private streets, storm sewers, drainage ditches, water retention basins, streams or lakes.

    c. On a residential site, composting activities shall be located:

        1. Behind the primary residence.

        2. No closer than five (5) feet to any rear or side property line.

    d. A Compost, Backyard Site located in a Common Interest Community (CIC) or Mobile Home Park shall be located no closer than five (5) feet to any property line or road Right-of-Way.

    e. A Compost, Backyard Site located on a non-residential site shall be located no closer than five (5) feet to any property line or road Right-of-Way.

f. No Compost, Backyard Site may be placed within twenty (20) feet of any body of water, area designated as flood plain, Decorah Edge support area or state protected wetland according to MN Rule 7035.2555.

g. No Compost, Backyard Site may be placed within the shore impact zone as defined by the local zoning authority.

3. Acceptable materials

a. See Chapter 3500, the Olmsted County Solid Waste Management Ordinance, Section 3506

4. Prohibited materials

a. See Chapter 3500, the Olmsted County Solid Waste Management Ordinance, Section 3506.

5. Volume of Compost

a. Shall not exceed a maximum height of 5 feet tall and 5 feet x 5 feet square (or 4.6 Cubic Yards) in volume per parcel. Source separated organic materials not generated on site are allowed in amounts less than one cubic yard per month.

D. Compost, Commercial Small Facility.

1. Applicability

a. Shall obtain a permit from Olmsted County Environmental Resources Department in conformance with Chapter 3500, the Solid Waste Management Ordinance, Section 3506.

b. Shall obtain a Conditional Use Permit from the applicable Zoning Authority and abide by all conditions placed on the Conditional Use Permit.

2. Location Site Design requirements for Compost, Commercial Small Facility

a. Shall meet or exceed all general district regulations based on the applicable zoning district.

b. The land area within a Compost, Commercial Small Facility must minimize soil erosion by complying with the standards of Section 10.20 of the zoning ordinance.

c. A Compost, Commercial Small Facility shall be located and designed so that seepage from the compost will not run off onto adjacent property, public or private streets, storm sewers, drainage ditches, water retention basins, streams, lakes or wetlands.

d. A Compost, Commercial Small Facility shall be located no closer than ten (10) feet to any property line or road Right-of-Way.

e. A Compost, Commercial Small Facility located in a Common Interest Community (CIC) or Mobile Home Park shall be located no closer than ten (10) feet to any property line or road Right-of-Way.

f. No Compost, Commercial Small Facility may be placed within twenty (20) feet of any body of water, area designated as flood plain, Decorah Edge support area or state protected wetland according to MN Rule 7035.2555.

g. No Compost, Commercial Small Facility may be placed within the shore impact zone as defined by the local zoning authority.

3. Acceptable materials

   a. See Chapter 3500, the Olmsted County Solid Waste Management Ordinance, Section 3506.

4. Prohibited materials

   a. See Chapter 3500, the Olmsted County Solid Waste Management Ordinance, Section 3506.

5. Volume of Compost Materials.

   a. Shall not exceed 120 Cubic Yards of source separated organic or compost material on site at any time, See Chapter 3500 Olmsted County Solid Waste Management Ordinance, Section 3506.

6. Landscape Plan

   a. A bufferyard to screen the composting activities is required.

   b. Provide screening with landscape materials, fencing and or berming to provide security from unwanted drop offs, prevent runoff from the site and to catch litter and reduce the adverse visual appearance of the property.

c. The landscape plan shall be based on the proximity of residential buildings and the proximity of the composting activities to abutting public rights of way.

d. Vegetation shall consist of deciduous canopy trees and conifer trees.

E. Compost, State of Minnesota Permitted Facility.

1. Applicability:

a. These sites include

1. Compost Facilities

2. Anaerobic Digesters

3. Source Separated Organic Material Sites which, due to the size and scale of their operations, are permitted by one or more Departments of the State of Minnesota.

b. A Compost, State of Minnesota Permitted Facility shall comply with applicable Minnesota Pollution Control Agency Rules, Minnesota Department of Agriculture Rules and any amendments that may be adopted from time to time.

c. A Compost, State of Minnesota Permitted Facility shall obtain a Conditional Use Permit from the applicable Zoning Authority and abide by all conditions established in the Conditional Use Permit.

2. Location Requirements

a. A Compost, State of Minnesota Permitted Facility shall meet or exceed all general district regulations based on the applicable zoning district established by the local zoning authority.

b. The land area within a Compost, State of Minnesota Permitted Facility must minimize soil erosion by complying with the standards of Section 10.20 of the zoning ordinance.

c. A Compost, State of Minnesota Permitted Facility shall be located and designed so that seepage from the compost will not run off onto adjacent property, public or private streets, storm sewers, drainage ditches, water retention basins, streams, lakes or wetlands.

d. A Compost, State of Minnesota Permitted Facility shall meet the setback requirements for the zoning district in which the project is located.

e. No Compost, State of Minnesota Permitted Facility may be placed within twenty (20) feet of any body of water, area designated as flood plain, Decorah Edge support area or state protected wetland according to MN Rule 7035.2555.

f. No Compost, State of Minnesota Permitted Facility may be placed withing the shore impact zone as defined by the local zoning authority.

3. Acceptable materials at State of Minnesota Permitted Facility

    a. As regulated by requirements of State of Minnesota issued Permit.

4. Prohibited Materials at State of Minnesota Permitted Facility

    a. As regulated by requirements of State of Minnesota issued Permit.

5. Volume of a State of Minnesota Permitted Facility.

    a. All sites seeking application as a Compost, State of Minnesota Permitted Facility are expected to exceed 120 Cubic Yards of source separated organic or compost material on site.

6. Landscape Plan

    a. A bufferyard to screen the composting activities is required.

    b. Provide screening with landscape materials, fencing and or berming to provide security from unwanted drop offs, prevent runoff from the site and to catch litter and reduce the adverse visual appearance of the property.

    c. The landscape plan shall be based on the proximity of residential buildings and the proximity of the composting activities to abutting public rights of way.

    d. Vegetation shall consist of deciduous canopy trees and conifer trees.

F. Conditional Use Review Criteria: in addition to the criteria identified in Section 4.02, the following additional criteria shall be applied to a Compost, Commercial Small Facility or a Compost, State of Minnesota Permitted Facility Permitted Site:

1. In addition to the exhibits required under Section 4.02 C, the applicant must submit the following exhibits with the conditional use application unless waived by the Zoning Administrator:

a. A description and approval status of all permits required by the State of Minnesota or Olmsted County for a project of this type.

b. A site plan to scale detailing the location of the project area boundaries, property lines, leased lands, easements, internal roads, all structures, ancillary equipment, material stockpiles, composting locations, access to public roads and site topography/elevations.

c. A project narrative describing the project, including but not limited to the type of composting proposed, composting process, schedule/phasing of the project, proposed equipment, hours of operation, who can use the site, expected traffic.

d. Commercial Access Permit for proposed work, approved by the appropriate road authority.

e. Litter management plan documenting how the site will prevent the accumulation of litter on the property or escape of litter from the property. Litter does not include source separated organic material or finished compost.

f. Operation and Maintenance Plan, that outlines procedures and adequate measures to be utilized to control or minimize offensive odor, rodents, vermin, fumes, dust, noise, light, trespass or vibrations so that none of these shall constitute a nuisance or be in conflict with adjoining property.

g. Erosion Control & Runoff Plan as outlined in Section 10.20 of the zoning ordinance.

h. Landscape Plan

i. Lighting Plan

j. Signage Plan

k. Decommissioning / Reclamation Plan, documenting how the site will be restored once composting operations are no longer active on the site.

G. Violations, Penalties and Enforcement

1. Enforcement actions related to a Compost, Backyard Site shall be handled based on the processes described in the Zoning Ordinances of the local Zoning Authority with jurisdiction over the Site.

2. Enforcement actions related to the features of a Compost, Commercial Small Facility or a Compost, State of Minnesota Permitted Facility which are permitted by the local Zoning Authority shall be handled based on the Violations Section of the applicable Zoning Ordinance.

3. Enforcement actions related to the features of a Compost, Commercial Small Facility or a Compost, State of Minnesota Permitted Facility which are permitted by the County's Environmental Resources Department shall be handled based on Section 3508 Violations, Penalties and Enforcement as described in Chapter 3500 of the Olmsted County Solid Waste Management Ordinance and Chapter 4000 of the County's Administrative Enforcement and Appeals Procedure Ordinance.

Section 10.54 Solar Energy Farms:

A. Purpose: Olmsted County supports the use of solar collection systems and the development of solar energy farms. The development of solar energy farms should be balanced with the protection of the public health, safety, and welfare. The following standards intend to ensure that solar energy farms can be constructed within Olmsted County while also protecting public safety and the existing natural resources of the county. The provisions of this section of the ordinance shall apply within all zoning districts. In no case shall the provisions of this ordinance guarantee rights to solar access.

B. Location and Site Design Requirements:

1. General District Regulations: All elements of the solar energy farm shall meet or exceed all general district regulations based on the applicable zoning district.

2. The applicant must submit evidence that the solar power farm can connect to the off site power transmission system, and evidence of electric power purchase contracts and power transmission contracts, or documentation that the power will be utilized on-site.

3. The land area within the solar energy farm must minimize soil erosion by complying with the standards of Section 10.20 of the zoning ordinance.

4. Solar energy farms shall not be located within the Shoreland District or Floodway District. Solar energy farms located in either a Flood Fringe or Flood Plain District shall be elevated to the flood protection elevation.

5. Solar energy farms that utilize concentrating solar power (CSP) devices shall not abut or be located across a road from a land management unit of the Minnesota Department of Natural Resources, Olmsted County, or

private conservation organization, county or city park, Type 3, 4 or 5 wetlands, or residential zoning district.

6. All power lines used to collect power from the solar panels and all communications lines shall be buried underground compliant with the National Electrical Code or the standards and requirements of the National Electrical Safety Code where applicable. Where existing site conditions preclude the burial below the existing grade of the site the communications and power lines may be placed at ground level and buried with fill material that will permit re-vegetation or that does not cause or generate soil erosion. The connection of the solar energy farm distribution system load center (transformer, substation) to the electrical utility may be located above ground.

7. All unenclosed electrical conductors located above ground must be contained within structures that control access or must be protected from entry by a six foot fence. All electrical connections to the utility system must meet the National Electrical Safety Code.

8. Solar energy farms utilizing concentrated solar power devices (CSP) shall be required to provide a bufferyard "E" where located abutting or across a road from any residential zoning district.

9. Decommissioning of Solar Farms: The applicant and future owners shall ensure that facilities are decommissioned upon the end of project life or facility abandonment. A decommissioning plan shall be submitted with the project application. Decommissioning shall include removal of all structures and electrical transmission components, and where buried remove all construction above and below grade, and restoration of the soil and vegetation to avoid temporary or long term soil erosion consistent with Section 10.20 of this ordinance.

C. Conditional Use Review Criteria: In addition to the criteria identified in Section 4.02 the following additional criteria shall be applied.

1. To issue a conditional use permit, the Planning Advisory Commission must find that the design, construction and operation of a solar energy farm, taking into account mitigation, are not likely to result in a significant adverse impact to the general public, adjacent properties and to natural resources.

   a. The site design must be consistent with the provisions of Section 8.09.2A for farms utilizing concentrated solar power devices.

b. Where concentrated solar power devices utilizing mirrors are proposed the project will be designed to reduce the likelihood of significant adverse effects to birds. The operation must avoid the creation of bird habitat or habitat for bird prey. The proposed project has been designed and will be operated to protect public safety, and specifically to prevent public access. That portion of the property developed within the solar energy farm must be fenced and gated.

c. The proposed facility utilizing concentrated solar power devices has been designed and operated to prevent the misdirection of concentrated solar radiation onto adjacent or nearby property, public roads or other areas open to the public.

d. The applicant must show that the solar collector system is properly located and aligned or adequately screened from view from the public right of way so as to preclude any glare from the equipment which would adversely impact the vision of motorists on the public right of way.

e. A bufferyard to screen the system may be required as a part of the conditions of approval. It shall be based on the proximity of residential buildings and the solar collection system to the abutting public rights of way. The vegetation shall consist of canopy and conifer trees.

2. In addition to the exhibits required under Section 4.02C the applicant must submit the following exhibits with the conditional use application unless waived by the Zoning Administrator.

a. Maintenance plan for grounds surrounding the solar collection systems.

b. Plan for use, storage and disposal of chemicals used in the cleaning of the solar panels or mirrors.

c. Where concentrating solar power devises are used the applicant must submit the site plan for review to the Minnesota Department of Natural Resources. A statement from the MNDNR addressing wildlife and habitat impact must accompany the application.

d. Submit information explaining how glare generated from the solar collector system will be screened from adjacent properties or that glare will not be created by the system.

e. A decommissioning plan.

ARTICLE XI – TOWNSHIP ZONING OVERLAY DISTRICT

Section 11.00 TOWNSHIP ZONING OVERLAY DISTRICT:

The purpose of the Township Zoning Overlay District (TZOD) is:

- to coordinate County zoning and Township zoning administration in townships that have adopted zoning ordinances, and
- to preclude the need for approval from both the County and the Township for most land development proposals, while ensuring that the Olmsted County Comprehensive Plan and official controls are followed

The Township Zoning Overlay District is superimposed upon the other Olmsted County zoning districts, superseding underlying regulations only to the extent expressed in these provisions.

Section 11.01 APPLICATION:

The TZOD shall apply to all townships within Olmsted County that have adopted zoning ordinances for any part of their jurisdictions, with the exception of Townships that have entered into formal arrangements for coordinating zoning administration with Olmsted County for which Special Districts have been adopted in this Ordinance. Except where provided in Section 11.02, all underlying requirements of the Olmsted County Zoning Ordinance remain in effect.

Section 11.02 SPECIAL PROCEDURES:

A. Permitted Uses: Requirements of this Ordinance pertaining to permitted uses remain in force and violations are subject to the penalties set forth in Section 3.10. Provided that a Township zoning certificate has been legally issued under a Township Zoning Ordinance and is consistent with and restrictive as the provisions of the underlying zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 3.06 are waived.

B. Conditional Uses: Requirements of this Ordinance pertaining to conditional uses remain in force and violations are subject to the penalties set forth in Section 3.10. Provided that a conditional use has been legally approved under a Township Zoning Ordinance that is consistent with and as restrictive as the provisions of the underlying zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 4.02 are waived.

C. Variances: Provided that a variance to a standard of this ordinance has been legally approved under a Township Zoning Ordinance that is consistent with and as restrictive as the provisions of the underlying

zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 4.08 are waived.

Oronoco Township
Zoning Ordinance

Effective April 16, 1983

Updated May 19, 2022

OLMSTED COUNTY
MINNESOTA

Copies of the Oronoco Township Zoning Ordinance may be obtained at:

Olmsted County Planning Department
2122 Campus Dr SE, Suite 100
Rochester MN 55904
507 328-7100

The manual is also provided on the following web site:

Olmsted County Ordinance and Codes

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AN ORDINANCE REGULATING THE USE OF LANDS AND/OR STRUCTURES IN THE UNINCORPORATED AREAS OF THE TOWNSHIP OF ORONOCO, COUNTY OF OLMSTED, MINNESOTA, INCLUDING THE REGULATION OF THE LOCATION, SIZE, USE, AND HEIGHT OF STRUCTURES, THE ARRANGEMENT OF STRUCTURES ON LOTS AND THE DENSITY OF POPULATION FOR SAID LANDS, FOR THE PURPOSE OF PROMOTING THE PUBLIC HEALTH, SAFETY, ORDER, CONVENIENCE AND GENERAL WELFARE OF ORONOCO TOWNSHIP.

ARTICLE I -- GENERAL PROVISIONS

Section 1.00 SHORT TITLE

This ordinance shall be known as the Oronoco Township, Minnesota, Zoning Ordinance and cited as the Zoning Ordinance.

Section 1.02 PURPOSE AND INTENT

This zoning ordinance is enacted for the following purpose: to implement the Comprehensive Plans and to promote and protect the health, safety, and general welfare throughout Oronoco Township by lessening congestion in the public right-of-ways; securing safety from fire, panic and other dangers; providing adequate light and air; facilitating the adequate provision of water, sewerage and other public facilities; conserving the value of properties and encouraging the most appropriate use of the land; and to protect the environment; pursuant to authority granted in Minnesota Statutes, Chapter 394.33 and 366, as amended, authorizing township planning and zoning activities, establishing a Board of Adjustment and authorizing the enactment of official controls and providing penalties for the violation thereof, in accordance with the authority granted in Minnesota Statutes, Section 103F,adopt regulations designed to minimize flood losses and provide guidance for the wise development of shorelands of public waters. These materials are on file in the office of the Olmsted County Planning Department, GIS Division.

Section 1.04 JURISDICTION

The jurisdiction of this zoning ordinance shall apply to all the area of Oronoco Township outside the incorporated limits of municipalities.

The shoreland provisions of this ordinance shall apply to the shorelands of the public water bodies as classified in Section 9.10(B) of this ordinance. Pursuant to Minnesota Regulations 6120.2500 6120.3900, no lake, pond, or flowage less than 25 acres in unincorporated areas need be regulated by the local government's shoreland regulations. A body of water created by a private user where there was no previous shoreland may, at the discretion of the governing body, be exempt from the shoreland provisions

Section 1.06 SCOPE

From and after the effective date of this zoning ordinance and subsequent amendments, the use of all land and every building or portion of a building erected, altered in respect to height and area, or portion of a building erected, altered in respect to height and area, added to or relocated, and every use within a building or use accessory thereto in the unincorporated area of Oronoco Township shall be in conformity with the provisions of this zoning ordinance. Any existing building or structure and any existing use of properties not in conformity with the regulations herein prescribed shall be regarded as non-conforming, but may be continued, extended or changed, subject to the special regulations herein provided with respect to non-conforming uses. (See Section 1.28.)

Section 1.08 INTERPRETATION AND APPLICATION

A. In their interpretation and application, the provisions of this zoning ordinance shall be held to be the minimum requirements for the promotion of the public health, safety and welfare.

B. Where the conditions imposed by any provision of this zoning ordinance are either more restrictive or less restrictive than comparable conditions imposed by any other law, ordinance, statute, resolution, or regulation of any kind, the regulations which are more restrictive, or which impose higher standards or requirements shall prevail.

C. Except as specifically provided in this zoning ordinance, no structure shall be erected, converted, enlarged, reconstructed or altered, and no structure or land shall be used for any purpose nor in any manner which is not in conformity with this ordinance.

Section 1.10 VALIDITY

Should any section or provision of this zoning ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the zoning ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 1.12 ZONING DISTRICTS

he following zoning districts are provided in order to promote and encourage the efficient economic use of land, buildings, and all usable structures. The unincorporated area of the Township of Oronoco, County of Olmsted, Minnesota, is hereby divided into the districts which shall be known by the following respective symbols and names:

A-1 Agricultural Protection District
A-2 Agricultural Protection District
A-3 Agricultural District

A-4 Agricultural Urban Expansion District
A/RC Agricultural/Resource Commercial District
ARC Agricultural Residential Cluster District
RSD Rural Service District
RA Rural Residential District
R-1 Low Density Residential District
R-2 Mixed Low Density Residential District
RC Recreational Commercial District
CS Commercial Service District
HC Highway Commercial District
I Industrial District
MI Medical Institutional District

Section 1.14 OVERLAY ZONING DISTRICTS

The following overlay zoning districts are also made a part of the zoning ordinance. On property where both the zoning districts (Section 1.12) and the overlay districts would apply, the use or development of such a property shall comply with both the zoning district and the overlay district. The following overlay zoning districts shall be known by the following respective symbols and names:

FW Floodway District
FFA Flood Fringe District
FFB Flood Fringe District
FP Flood Prone District
Shoreland District
River Corridor District
SPECIAL DISTRICTS

"Shoreland areas" as used in this ordinance shall include both the Shoreland District and the River Corridor District.

Section 1.16 OFFICIAL ZONING MAP

The map or maps, which are a part of this zoning ordinance, delineate the boundaries of the zoning districts and represent the approximate boundaries of the overlay zoning districts.

Section 1.18 DISTRICT BOUNDARIES

The boundaries of the zoning district, unless otherwise identified, shall be construed as following property lines, water sources, right-of-way lines, corporate limits of cities, or the centerline of roads.

Section 1.20 BOUNDARY INTERPRETATION

Questions concerning district boundary lines as shown on the official zoning map shall be interpreted by the Zoning Administrator; such interpretation may be appealed in accordance to Section 4.06.

Section 1.22 FLOOD PLAIN DISTRICTS BOUNDARY INTERPRETATION

The boundaries of the four flood plain districts, FW, FFA, FFB, and FP, shall be determined by elevation and by scaling distances on the Flood Insurance Rate Map, and, where appropriate, on the soils maps contained in the Soil Survey of Olmsted County, Minnesota, dated March 1980. The Floodway, Flood Fringe A and Flood Fringe B, and Flood Prone Districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the overlay districts are in addition to any other requirements in this ordinance. In case of conflict, the more restrictive standards will apply.

A. Where a conflict exists between the floodplain limits illustrated on the official zoning map and actual field conditions, the flood elevations shall be the governing factor. The Zoning Administrator must interpret the boundary location based on the ground elevations that existed on the site on the date of the first National Flood Insurance Program map showing the area within the regulatory floodplain, and other available technical data.

Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the Olmsted County Board of Adjustment and to submit technical evidence.

Where the Flood Prone (FP) District overlaps another floodplain district based on the Flood Insurance Rate Map the Flood Insurance Rate Map will be applied. Flood Prone District designation where there is no Flood Insurance Rate Map panel or designation, and where there is a Flood Insurance Rate Map designation the Flood Prone District shall be applied to the tributaries.

Section 1.24 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection intended to be provided by the zoning ordinance is considered reasonable for regulatory purposes and is based on engineering and specific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. The zoning ordinance does not imply that areas outside of designated flood plain districts or land uses permitted within such districts will always be totally free from flooding or flood damages, nor shall the zoning ordinance create a liability on the part of, or be a cause of action against, Oronoco Township, Olmsted

County, its officers or an employee thereof for any flooding or flood damages that may result from reliance on the zoning ordinance.

Section 1.26 BUILDABLE LOTS

A lot that meets the Board of Health regulations and fulfills the criteria specified in one of the following subsections (A) or (B) is a buildable lot. All other lots, including illegally created lots, shall not be considered buildable lots and no building shall be constructed or placed upon such lots.

A. **Buildable Lots for Uses Other than Dwellings: (**These other uses would include agricultural uses such as barns and other agricultural buildings but would not include a dwelling.)

Lots of record or newly created lots that meet the lot area, lot width and access requirements of this ordinance. Any newly created lot which does not meet the standards for non-farm dwellings in the zoning district where such lot is located, or the standards for farmstead dwellings, shall be designated as an (N.B.) Non-Buildable Lot for Dwelling Purposes on the Official Zoning Map.

Non-conforming lots of record, providing that such lot has recorded access to a public road and the proposed building complies with the regulations in Section 1.28 (B).

Buildable Lots for a Dwelling Are:

1. A lot that qualifies as a farm.
2. Lots created after the effective date of this ordinance which meet the lot area, lot width, access requirements and either the standards for non-farm lots or dwellings in the zoning district where such lot is located or the standards for farmstead dwellings.
3. Lots of record, providing that such a lot has recorded access to a public road and the proposed building complies with the regulation of Section 1.28 (B).
4. If in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the zoning district lot area, width, or access standards of the zoning district where located, the lots must not be considered as separate parcel of land for purposes of development. The lots must be combined with one or more contiguous lots so they equal one or more parcels of land, each meeting the lot area, width, or access standards to the extent possible.
5. A lot must comply with all standards of the floodplain provisions of the zoning and subdivision ordinances.

Non-farm Lots in Agricultural Districts:

This section of the ordinance applies only to the A-1, A-2, A-3, and A-4 districts of the zoning ordinance. A lot, as defined in the ordinance, recorded on a single deed is deemed to be a single lot for zoning purposes. If a lot on a single deed is divided by a public right-of-way, thereby creating one or more non-farm sized tracts of land, the property owner must submit an application for a Metes and Bounds subdivision to create a buildable lot for a dwelling. The metes and bounds subdivision must be approved using the provisions 1) Standards for a Non-farm Dwelling under the applicable zoning district, 2) the requirements of Section 1.26 B, and 3) the applicable zoning district General Regulations.

Section 1.28 NON-CONFORMING USES

The lawful use of land or structures existing at the time of the adoption of this zoning ordinance may be continued although such use does not conform with the district provisions herein, subject to the following provisions.

A. Land: The non-conforming use of land shall not in any way be expanded or extended either on the same or adjoining property.

Lot of Record: A non-conforming lot of record may be used for any principal use permitted in the zoning district in which the lot is located, provided that for any use which is to be served by an individual well and/or septic system, the non-conforming lot shall be of a size and design to meet the minimum requirements of the Board of Health regulations for such wells and septic systems.

Structure, Enlargement or Alterations: No non-conforming structure may be enlarged or altered in any way which increases its non-conformity. No addition or modification to a use within a flood fringe or floodway district shall increase the flood damage potential of the structure or increase the degree of obstruction to flood flow. No addition or modification to a non-conforming structure with a conforming use, over the life of the structure, within a flood fringe or floodway district shall exceed fifty (50%) percent of its current market value as determined by the Olmsted County Assessor's records, unless the entire structure is made conforming.

Structure, Damage or Destruction: If a non-conforming structure is destroyed by any means to an extent of more than fifty (50%) percent of its current market value, as determined by the Olmsted County Assessor's records at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the zoning code. If destroyed to less than fifty (50%) percent of its market value, said restoration shall begin within twelve (12) months or the structure shall be made conforming.

Structure, Relocation: If a non-conforming structure is moved any distance, for any reason whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Use, Change: Whenever a non-conforming use has been changed to a conforming use or to a use permitted in a district of greater restrictions, it shall not thereafter be changed back to a non-conforming use.

Use, Discontinuance: In the event that a non-conforming use of any structure or structure and land is discontinued for a period of one (1) year, the use of the same shall conform thereafter to the uses permitted in the district in which it is located.

Use, Zone Change: The foregoing provisions relative to non-conforming uses shall apply to buildings, land and uses which hereafter become non-conforming due to classification or reclassification of districts under this ordinance.

Use, Change in: Any nonconforming use of land or structure may be changed to another nonconforming use of the same nature or less intensive nature if no structural alterations are involved and if it is found that the relation of the structure and proposed use to surrounding property is such that adverse effects on the occupants and neighboring property will not be greater than if the original nonconforming use continued. Approval for such a change shall be through the approval of a Conditional Use permit that has considered the following factors.

1. The character and history of the use and of development in the surrounding area.
2. The comparable degree of noise, vibration, dust, odor, fumes, glare, or emissions detectable at the property line.
3. The comparative numbers and kinds of vehicular trips to the site.
4. The comparative amount and nature of outside storage, loading, and parking.
5. The comparative visual appearance
6. The comparative hours of operation.
7. The comparative effect on existing vegetation.
8. The comparative effect on water drainage.
9. The comparative effect on the environment.
10. Other factors which tend to reduce conflicts of incompatibility with the character or need of the area.

Use, Expansion of Nonconforming: Nonconforming commercial, industrial, or institutional uses in any nonresidential district and any residential uses in any residential district may be modified or expanded in certain situations subject to approval as a Conditional Use. In acting on an application for modifying or expanding a nonconforming use, the Commission shall use the Section 1.28 I criteria to determine the impact of modifying or expanding the nonconforming use. A proposal where the Commission finds significant injurious impact should be denied or approved with conditions which will mitigate the impact of the modification or expansion. Potential modifications or expansions which the Commission may consider shall include:

1. Rebuilding of a structure devoted to a nonconforming use if destroyed to an extent greater than 50% of the replacement value of the structure.
2. Expanding a nonconforming use of a structure to a portion of the structure not manifestly arranged or designed for such use at the time the use became nonconforming.
3. The addition of new principal buildings or accessory structures on the same parcel of land occupied or under the same ownership on the effective date that the use became nonconforming. The new structures added must be for such purpose that if not associated with the nonconforming use, they would be permitted by the zoning district on the property. The applicant must show that the intensity of the use will not substantially increase over the current level of activity with the addition of the new structures.

Section 1.29 NONCONFORMITIES WITHIN SHORELAND AREAS AND RIVER CORRIDORS

A. Construction on Nonconforming Lots of Record

1. Lots of record in the office of the County Recorder on the date of enactment of local shoreland controls that do not meet the minimum lot area and width standards of the underlying zoning district may be allowed as buildable lots, provided the use is permitted in the zoning district, the lot has been in separate ownership from abutting lands at all times since it became substandard, was created compliant with official controls in effect at the time, and sewage treatment and setback requirements are met.
2. A variance from setback requirements must be obtained before any use, sewage treatment system, or building permit is issued for a lot. In evaluating the variance, the Board of Adjustment shall consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.
3. If, in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the underlying zoning district lot area and width

standards the lot must not be considered as a separate parcel of land for sale or purposes of development. The lot must be combined with the one or more contiguous lots so they equal one or more parcels of land, each meeting the lot area and width standards to the extent possible.

Additions/Expansions to Nonconforming Structures.

1. All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback and height requirements of this ordinance. Any deviation from these requirements must be authorized by a variance pursuant to Section 4.08.
2. Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria and standards are met:
    a) The structure existed on the date the structure setbacks were established;
    b) A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure;
    c) The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or does not encroach closer than 30 feet, whichever is more restrictive; and
    d) The deck is constructed primarily of wood and is not roofed or screened.

Nonconforming Sewage Treatment Systems.

1. An existing individual sewage treatment system which is nonconforming according to Minnesota Rules, Chapter 7080 (and amendments thereto), shall be upgraded to meet the requirements of Olmsted County Public Health Regulation # 41, and amendments thereto. Upgrading shall occur, at a minimum, any time a permit or variance of any type is required for any improvement on, or use of, the property. For the purposes of this provision, a sewage treatment system shall not be considered nonconforming if the only deficiency is the sewage treatment system's improper setback from the ordinary high water level.
    2. Olmsted County will implement a notification or education program that is oriented toward convincing substantial numbers of property owners to evaluate their sewage treatment systems and voluntarily upgrade the sewage treatment system, if nonconforming.

Section 1.30 NONCONFORMITIES WITHIN FLOOD PLAIN DISTRICTS

A use, structure, or occupancy of land which was lawful before the passage or amendment of this ordinance but which is not in conformity with the provisions of this ordinance may be continued subject to the following conditions. Historic structures, as defined in Section 2.02 of this ordinance, are subject to the provisions of Sections A -D of this section. A nonconforming use, structure, or occupancy must not be expanded, changed, enlarged, or altered in a way that increases its nonconformity. Expansion or enlargement of uses, structures or occupancies within the Floodway District is prohibited. No addition or modification to a use within a flood fringe or floodway district shall increase the flood damage potential of the structure or increase the degree of obstruction to flood flow.

Any structural alteration or addition to a nonconforming structure or nonconforming use which would result in increasing the flood damage potential of that structure or use must be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or floodproofing techniques (i.e., FP-1 thru FP-4 floodproofing classifications) allowable in the State Building Code, except as further restricted in C and F below.

The cost of all structural alterations or additions to any nonconforming structure over the life of the structure may not exceed 50 percent of the market value of the structure as determined by the Olmsted County Assessor's records unless the entire structure is made conforming. The cost of all structural alterations and additions must include all costs such as construction materials and a reasonable cost placed on all manpower or labor.

If any nonconformity is substantially damaged, as defined in Section 2.02 of this ordinance, it may not be reconstructed except in conformity with the provisions of this ordinance. The applicable provisions for establishing new uses or new structures in Sections 9.02, 9.04, 9.06 or 9.08 will apply depending upon whether the use or structure is in the Floodway or Flood Fringe districts, respectively.

If any nonconforming use or structure experiences a repetitive loss, as defined in Section 2.02 of this ordinance, it must not be reconstructed except in conformity with the provisions of this ordinance.

Any substantial improvement, as defined in Section 2.02 of this ordinance, to a nonconforming structure requires that the existing structure and any additions must meet the requirements of Section 9.02, 9.04, 9.06 or 9.08 of this ordinance for new structures, depending upon which floodplain district the structure is located in. This provision does not apply to historic structures, as defined in Section 2.02 of this ordinance.

If any nonconforming use, or any use of a nonconforming structure, is discontinued for more than one year, any future use of the premises must conform to this ordinance.

Section 1.32 FEES

There shall be fees established for items of this ordinance as established from time to time by the County Board of Olmsted County or the Oronoco Township Board of Supervisors. See Appendix A – Fee Schedule.

ARTICLE II – RULES AND DEFINITIONS

Section 2.00 RULES, WORD USAGE

For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows:

Board: The word "Board" includes the Township Supervisors, the Board of Supervisors or any other word or words meaning the Oronoco Township Board of Supervisors.

Board of Adjustment: The "Board of Adjustment" shall mean the Oronoco Township Board of Adjustment.

Board of Health: The "Board of Health" shall mean the Olmsted County Board of Health.

Commission: The "Commission" shall mean the Oronoco Township Planning Advisory Commission (OT-PAC).

Comprehensive Plan: The "Comprehensive Plan" shall mean the General Land Use Plan for the Olmsted County Area, or the General Land Use Plan for Oronoco Township, or the Land Use Plan for the Rochester Urban Service Area, or the Currently Held Valid Thoroughfare Plan, or the Housing Plan for the Rochester and Olmsted County Area, or other interrelated policies and plans for private and public land and water use, transportation and community facilities adopted by the Olmsted County Board of Commissioners.

Fractions of Measurement: All stated and measured distances shall be taken to the nearest integral foot. If a fraction is one-half (1/2) or less, the integral foot next below shall be taken.

Lot: The word "lot" shall include the word piece, parcel and plot.

Masculine and Feminine Gender: The masculine gender includes the feminine and neuter genders.

Person: The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.

Shall and May: The word "shall" is mandatory and not discretionary; the word "may" is permissive.

Singular and Plural: Words used in the singular shall include the plural, and the plural the singular.

Tenses: Words used in the present tense shall include the future.

Used For: The word "used for" shall include the phrases arranged for, designed for, intended for, maintained for and occupied for.

Section 2.02 DEFINITIONS

Accessory Building: A building detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

Accessory Structure: A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal structure or use.

Accessory Use: A use customarily incidental and subordinate to the principal use located on the same lot as the principal use. Solar collection systems that serve the principal use and that generate power primarily for the principal use shall be considered accessory uses. Excess power may be sold to a power company.

Adult Body Painting Studio: An establishment or business which provides the service of applying paint or other substance whether transparent or non transparent to or on the body of a patron when such body is wholly or partially nude in terms of "specified anatomical areas."

Adult Bookstore: A business engaging in the barter, rental, or sale of products consisting of printed matter, pictures, slides, records, audiotapes, novelties, cd roms or other electronic media, videotapes or motion picture film, if such business or portion thereof, is not open to the public generally but only to one or more classes of the public, excluding any minor by reason of age, or if a substantial or significant portion of such items are distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas". The phrase "substantial or significant portion of such products", as used in the definition of an adult bookstore means with respect to any building or buildings upon one Lot:

A. twenty-five (25) percent of the inventory, stock and trade or publicly displayed products, or the lesser of.

B. 1000 square feet or twenty-five (25) percent of the floor area of the business (not including storerooms, stock areas, bathrooms, basement, or any portion of the business not open to customers or clients), devoted to the products described above.

C. In no event shall more than a total of 1000 square feet of floor area in any building or buildings upon a Lot be devoted to the public display of the products described above.

Adult Cabaret: An establishment which provides dancing or other live entertainment, if such establishment excludes minors by virtue of age, or such dancing or other live

entertainment is distinguished or characterized by an emphasis on the performance, depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult Companionship Establishment: A companionship establishment which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk, or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas".

Adult Establishment: A business engaged in any of the following activities or which utilizes any of the following business procedures or practices; either:

A. Any business which is conducted exclusively for the patronage of adults and as to which minors are specifically excluded from patronage there at either by law or by the operators of such business,

B. Any other business which offers its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas. Specifically included in the term, but without limitation, are adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult massage parlors, adult saunas, adult companionship establishments, adult health clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotel or motel, and adult body painting studios.

Adult Hotel or Motel: Adult hotel or motel means a hotel or motel from which minors are specifically excluded from patronage and wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas”.

Adult Massage Parlor, Health Club: A massage parlor as required to be licensed or a health club which restricts minors by reason of age, and which provides the services of massage, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas".

Adult Mini-Motion Picture Theater: A business premises within an enclosed building with a capacity for less than 50 persons used for presenting visual media material if such business as a prevailing practice excludes minors by virtue of age, or if said material is distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

Adult Modeling Studio: An establishment whose major business is the provision, to customers, of figure models who are so provided with the intent of providing sexual

stimulation or sexual gratification to such customers and who engage in specified sexual activities or display specified anatomical areas while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by such customers.

Adult Motion Picture Arcade: Any place to which the public is permitted or invited wherein coin or slug-operated or electronically or mechanically controlled still or motor picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas".

Adult Motion Picture Theaters: A business premises within an enclosed building with a capacity of 50 or more persons used for presenting visual media material if said business as a prevailing practice excludes minors by virtue of age, or if said material is distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

Adult Novelty Business: A business which has as a principal activity the sale of devices which simulate human genitals or devices which are designed for sexual stimulation.

Adult Sauna: A sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent, if the service provided by the sauna is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas".

Alterations: See Structure Alteration.

Animal Feedlot: Land and/or buildings used for, or a building that has in the past five (5) years been used for the confined feeding, breeding, raising or holding of poultry or animals exceeding thirty (30) animal units and where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. Pastures are not considered animal feedlots.

Animal Feedlot, New: An animal feedlot constructed and operated at site where no animal feedlot existed previously or where a pre existing animal feedlot has been abandoned or unused for period of five (5) years or more.

Animal Unit: A unit of measure used to compare differences in the production of animal manure that employs as a standard the amount of manure produced on a regular basis by different types of animals. For purposes of this zoning ordinance, the animal unit or animal unit calculation measure shall be the same unit of measure used

in the current Minnesota Pollution Control Agency, Minnesota Rules Chapter 7020, relating to animal feedlots and storage, transportation and utilization of animal manure:

Animal Unit Calculations: Use this table to calculate animal units for your facility.

For each animal type checked, list the maximum number of animals that you intend to have (standing herd size) at the facility at any given time. Put that number in the # of Animals column (column 3). Multiply the Animal Unit Factor (column 2) by the # of Animals (column 3) to get the Animal Units for each animal type (column 4). Then add up your animal unit numbers in column 4 for a total.

Example: If you have 245 heifers, you will check the heifer checkbox, write 245 in column 3 for heifers and multiply 245 x 0.7 (animal unit factor) for a total of 171.5. You will write 171.5 in column 4 for heifers.

	1. Example	2. Animal Unit Factor	3. # of Animals	4. Animal Units
☒	**Heifer**	**0.7**	**245**	**171.5**

	1. Animal Type	2. Animal Unit Factor	3. # of Animals	4. Animal Units
A.	**Dairy Cattle**			
☐	**Mature cow (whether milked or dry) over 1,000 pounds**	**1.4**		
☐	**Mature cow (whether milked or dry) under 1,000 pounds**	**1.0**		
☐	**Heifer**	**0.7**		
☐	**Calf**	**0.2**		
B.	**Beef Cattle**			
☐	**Slaughter steer or stock cow**	**1.0**		
☐	**Feeder cattle (stocker or backgrounding) or heifer**	**0.7**		
☐	**Cow and calf pair**	**1.2**		
☐	**Calf**	**0.2**		
C.	**Swine**			
☐	**Over 300 pounds**	**0.4**		
☐	**Between 55 and 300 pounds**	**0.3**		
☐	**Under 55 pounds** *(and separate from sow)*	**0.05**		
D.	**Horses**			
☐	**Horse**	**1.0**		
E.	**Sheep**			
☐	**Sheep or lamb**	**0.1**		

F.	**Chickens**			
☐	**Laying hen or broiler, if the facility has liquid manure system**	**0.033**		
☐	**Chicken over 5 pounds, if using dry manure system**	**0.005**		
☐	**Chicken under 5 pounds, if using a dry manure system**	**0.003**		
G.	**Turkeys**			
☐	**Over five pounds**	**0.018**		
☐	**Under five pounds**	**0.005**		
H.	**Ducks**			
☐	**Duck**	**0.01**		
I.	**Animals not listed in Item A to H**			
	Animals not listed in Item A to H **Type 1:** **_____** **Type 2:** **_____**	**Average weight of the animal in pounds divided by 1,000 pounds**	**1: _____** **2: _____**	**1: _____** **2: _____**

	TOTAL ANIMAL UNITS (Add up all numbers in column 4)			

Anaerobic Digestion: The process during which microorganisms break down organic material in the absence of oxygen in an enclosed vessel to produce energy and beneficial soil or agricultural supplements, and where permitted, shall adhere to the applicable requirements of, Minnesota law and Chapter 3500, Olmsted County Solid Waste Management Ordinance.

Antenna: Any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including but not limited to, directional antennas such as panels, microwave dishes, and satellite dishes, and omni-directional antennas, such as whip antennas.

AO Zone: An area of shallow flooding shown on the Olmsted County Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and undetermined, and where low velocity may be evident.

Area: See Buildable Area, Floor Area or Lot Area.

Asphalt Concrete Plant: Any facility used to manufacture asphalt concrete by heating and drying aggregate and mixing with asphalt cements; including dryers;

systems for screening, handling, storing, and weighing hot aggregate; systems for loading, transferring, and storing mineral filler; systems for mixing asphalt concrete; and the loading, transfer, and storage system associated with emission control system.

Base Flood: the flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation: The elevation of the "regional flood." The term "base flood elevation" is used in the flood insurance study.

Basement: Any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

Berm: A mound of earth, or the act of pushing earth into a mound.

Bluff: A topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance for 50 feet or more shall not be considered part of the bluff):

a) Part or all of the feature is located in a shoreland area;

b) The slope rises at least 25 feet above the ordinary high water level of the waterbody;

c) The grade or slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater; and

d) The slope must drain toward the waterbody.

Bluff Impact Zone: A bluff and land located within 20 feet from the top of a bluff.

Buildable Area: The area of a lot remaining after the minimum yard requirements of this ordinance have been met.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or material of any kind.

Building, Accessory: See Accessory Building.

Building Height: The vertical distance measured from the average ground elevation adjoining the front wall of the building to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, or to the average height between the eaves and ridge of a gable, hip or gambrel roof.

Building Line: An imaginary line separating the buildable area and the required minimum yard.

Building, Principal: See Principal Building or structure.

Building, Temporary: See Temporary Building or structure.

Campground: A plot of ground upon which two or more camp sites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes.

Cemetery: Property used for the interment of the dead.

Church: A building where persons regularly assemble for religious service and which is maintained and controlled by an organized group for public worship.

Commercial Wireless Telecommunication Services: Licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Commissioner: "Commissioner" means the Commissioner of the Department of Natural Resources.

Compost: The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat during the composting process and stabilized to the point that it is beneficial to plant growth and can be used as a soil amendment without further processing

Compost, Backyard Site: A site used to compost vegetative food scraps, garden wastes, weeds, lawn cuttings, leaves and prunings. by an owner, occupant, or lessee of a property. These sites do not exceed a maximum height of 5 feet tall and 5 feet x 5 feet square (or 4.6 Cubic Yards). Any finished compost produced shall be used on site and not transported off site or offered for sale. Compost, Backyard Sites shall be exempt from County permitting requirements and shall adhere to the requirements of the local zoning authority and Chapter 3500, the Olmsted County Solid Waste Management Ordinance.

Compost, Commercial Small Facility: A facility that accepts Source-Separated Organic Materials not generated on-site for processing into compost. Compost, Commercial Small Facilities must have less than 120 cubic yards of material on site at any time and shall also adhere to the requirements of the local zoning authority and the requirements of Chapter 3500, the Olmsted County Solid Waste Management Ordinance.

Compost, State of Minnesota Permitted Facility: A facility that includes State of Minnesota permitted Anaerobic Digester Systems, Compost Facilities and Source Separated Organic Material- Sites. These facilities or sites shall adhere to the

requirements of Minnesota law, the local zoning authority and Chapter 3500, the Olmsted County Solid Waste Management Ordinance.

Compost Facility: A site that accepts Source Separated Organic Materials or Yard Waste, including all structures or processing equipment used to control drainage, collect and treat leachate, and storage areas for the incoming waste, the final product, and residuals resulting from the composting process. These facilities or sites shall adhere to the requirements of Minnesota law, the local zoning authority and Chapter 3500, the Olmsted County Solid Waste Management Ordinance

Conditional Use: A use that would not be appropriate generally but may be allowed with appropriate restrictions upon finding that certain conditions and criteria exist and that the use is compatible with the neighborhood.

Concentrating Solar Power Device (CSP): A device designed to receive solar radiation and convert it to thermal energy, with some systems converting the thermal energy into electrical energy. Normally, a solar thermal collector includes a frame, glazing, and an absorber, together with appropriate insulation. The heat collected by the solar collector may be used immediately or stored for later use. Solar collectors are generally used for space heating; domestic hot water heating; and heating swimming pools, hot tubs, or spas. This definition also includes systems of mirrors that including tracking and focus sunlight onto receivers located at a focal point. The receivers may be thermal or photovoltaic.

Contractor: An individual or company which supplies materials and equipment and/or performs services in construction activities such as the erection, maintenance or repair of structures, the development of improvements such as sewer, water and streets, or specialized activities such as landscaping, painting, plumbing and the like.

Contractor's Equipment: Materials, machinery, supplies and vehicles used by a contractor in conjunction with construction related activity.

Contractor's Yard: An area on a lot, either open or enclosed, where contractor's equipment is left on a regular basis when not stored on a job site. This definition is not meant to apply to a vehicle, which does not have a commercial (Y-type) license and is rated less than 12,000 pounds gross vehicle weight, parked overnight on a driveway area, when it is neither loaded nor unloaded at that location and when it is used primarily for transportation to and from the job site.

Corner Lot: A lot abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Coverage: See Lot Coverage.

Critical Facilities: Facilities necessary to a community's public health and safety, those that store or produce highly volatile, toxic or water-reactive materials, and those that house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical facilities include hospitals, correctional facilities, schools, daycare facilities, nursing homes, fire and police stations, wastewater treatment facilities, public electric utilities, water plants, fuel storage facilities, and waste handling and storage facilities.

Crop Equivalent Rating: A soils rating system developed by the Soils Conservation Service based on the net value (gross value of crops minus production costs) of their productivity for commonly grown crops of the area. Commonly grown crops are corn, soybeans, small grains, hay and permanent pasture.

Deck: A horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than three feet above ground.

Depth: See Lot Depth.

Development Site: For single-family attached dwellings involving three or more buildings and for multiple family dwellings, those lot areas, along with any associated common open space identified in the open space plan required by Section 10.38, that are to be used to justify the density limitation established for the zoning district where the projects are to be located.

District, Zoning: See Zoning District.

Dwelling: Any building or portion thereof which contains one or more dwelling units not including buildings containing rooms for transient guests such as a hotel or motel, or a temporary or transient structure such as a tent, trailer or travel trailer.

Dwelling, Farm: See Farm Dwelling.

Dwelling, Mobile Home: See Mobile Home.

Dwelling, Multiple Family: A building containing three or more dwelling units.

Dwelling, Non-Farm: See Non-Farm Dwelling.

Dwelling, Single Family: A building containing only one dwelling unit.

Dwelling, Single Family Attached: A building containing a single family dwelling, attached at the side or sides in a series of two or more principal buildings, each containing not more than a one-family dwelling.

Dwelling, Single family Detached: A single-family dwelling surrounded by open space or yards, which is not attached to any other building, which is permanently attached to and supported by a permanent frost depth foundation system, and has a minimum dimension of not less than twenty two (22) feet at the first floor level of the dwelling. In addition, the requirements of Section 10.01 must be complied with. Under the provisions of Minnesota Statutes, Chapter 394.25, nothing herein shall prevent a manufactured home that meets the above mentioned criteria from being considered a single family detached dwelling.

Dwelling Site: A designated location for residential use by one or more persons using temporary or movable shelter, including camping and recreational vehicle sites.

Dwelling, Two Family: A building on a single lot containing two single family dwellings which are totally separated from each other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling Unit: A room or rooms, connected together, constituting a separate, independent housekeeping establishment for a family (for owner occupancy or rental, lease, or other occupancy on weekly or longer terms), physically separated from any other rooms or dwelling units that may be in the same structure, and containing its own independent kitchen and sleeping facilities, but not including temporary housing, such as recreational vehicles, etc.

Easement: A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Equal Degree of Encroachment: A method of determining the location of floodway boundaries so that flood plain lands on both sides of a stream are capable of conveying a proportionate share of the flood flows.

Essential Services: The erection, construction, alteration, or maintenance of underground, surface or overhead electrical, gas, steam, water and sewerage transmission and collection systems, and the equipment and appurtenances necessary for such systems to furnish an adequate level of public service, but not to include any buildings.

Family: One or more persons related by blood, marriage or adoption, including foster children, or a group of not more than five persons (excluding servants), some or all of whom are not related by blood, marriage or adoption, living together and maintaining a common household.

Farm: A lot used for agricultural or horticultural uses and comprised of either at least eighty (80) acres or two (2) contiguous and undivided quarter-quarter sections in the A-1 Agricultural Zoning District, or being at least thirty-five (35) acres in size in the other

Zoning Districts. For the purposes of determining a farm, a quarter-quarter section separated by only a public right-of-way shall be considered as an undivided quarter-quarter section.

Farm Dwelling: One single-family detached dwelling or mobile home located on a farm.

Farmstead: A rectangular area surrounded by a farmstead boundary which contains a farm dwelling and may contain other buildings which are or have been used for farming uses. In some instances minor amounts of tilled acreage or pasture land would be contained within the boundary to enable a rectangular boundary to be established.

Farmstead Boundary: An imaginary line separating a farmstead from tilled land and pasture land. For the purposes of this ordinance said tilled and nontilled acreage or a reasonable area encompassing existing farm buildings to ensure compliance with the yard requirements of this ordinance.

Farmstead Dwelling: A dwelling which on April 16, 1983, was located upon a farm, as defined by this ordinance, but subsequently subdivided from that farm onto a non farm lot which does not conform to the standards for non farm dwellings within the district where located.

Feedlot: See Animal Feedlot.

Fill: Sand, gravel, earth or other material of any composition whatsoever placed or deposited by humans.

Flood Fringe: That portion of the flood plain outside the floodway.

Flood Insurance Rate Map: An official map on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Flood Plain: The land adjacent to a body of water which has need or may be hereafter covered by flood water, including that land covered by the Regional Flood.

Flood Proofing: Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate, water and sanitary facilities, structures and their contents.

Flood Protection Elevation: A level one (1) foot above the Regional Flood plus any increase in flood level that would be caused by the future flood plain development outside the floodway.

FP1, FP2, FP3, FP4, FP5: Different classifications of flood proofing measures as defined by the State Building Code.

Flood, Regional: See Regional Flood.

Floodway: The minimum channel of a watercourse and those portions of the flood plain adjoining the channel that are required to discharge the Regional Flood.

Floor Area: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

Forest Land Conversion: The clear cutting of forested lands to prepare for a new land use other than re-establishment of a subsequent forest stand.

Front Lot Line: See Lot Line, Front.

Front Yard: See Yard, Front.

Garage: A building or part thereof used for storage of vehicles.

Glare: The sensation produced within the visual field by luminance that is sufficiently greater than the luminance to which the eyes are adapted, causing annoyance, discomfort, or loss in visual performance and visibility. For the purposes of this ordinance glare is reflected sunlight. Glare is an effect that causes a loss of or reduced contrast that results in vision being obscured.

Height: See Building Height.

Highway: See Road.

Home Occupation: An occupation which is customarily and traditionally conducted within a dwelling by its occupants and is clearly incidental and secondary to the principal use of the dwelling.

Hotel: See Motel.

Intensive Vegetation Clearing: The complete removal of trees or shrubs in a contiguous patch, strip, row or block.

Interior: See Lot, Interior.

Interior Side Lot Line: See Lot Line, Interior Side.

Interior Side Yard: See Yard, Interior Side.

Junk Yard: See Salvage or Junk Yard.

Kennel: Any lot or building on which five (5) or more dogs, cats, or other common household pets, that are six months of age or older, are kept permanently or temporarily boarded.

Landspreading: The placement of sewage sludge on or incorporated into the soil surface.

Landspreading Facility: Any land that is used for sewage sludge landspreading and is owned, leased, or rented by the political subdivision generating the sewage sludge.

Landspreading Site: Any land used for sewage sludge landspreading that is not owned, leased, or rented by the political subdivision generating the sewage sludge.

Licensed Shooting Preserve: Permitted shooting reserve as licensed by Minnesota Department of Natural Resources.

Lot: A designated parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

Lot Area: The area of a horizontal plane bounded by the front, side or rear lot lines, but not including any area occupied by the waters of lakes or rivers or by public right-of-ways, unless otherwise provided.

Lot, Corner: See Corner Lot.

Lot Coverage: That part or percentage of a lot occupied by structures, including accessory structures.

Lot Depth: The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot lines.

Lot, Interior: A lot other than a corner lot.

Lot Line: A line of record bounding a lot which divides one lot from another lot or from a right-of-way or any other public space.

Lot Line, Front: The lot line separating the lot from the road right-of-way.

Lot Line, Interior Side: Any lot line, other than a front or rear lot line, which separates a lot from another lot.

Lot Line, Rear: The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, a line ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Side Street: Any lot line, other than a front, rear or interior side lot line, which separates the lot from a road or street.

Lot, Non-Farm: See Non-Farm Lot.

Lot, Through: See Through Lot.

Lot of Record: Any legally recorded lot that, at the time it was recorded, fully complied with all applicable laws and ordinances.

Lot of Record, Non-Conforming: See Non-Conforming Lot of Record.

Lot Width: The horizontal distance between the side lines of a lot, measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line for the principal building.

Lowest Floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 Code of Federal Regulations, Part 60.3.

Manure Storage Facility: A manufactured manure storage structure, detention pond, sedimentation terrace, or manure catchment basin.

Manufactured Building: Has the following features or characteristics; it is:

A. Mass-Produced in a factory;

B. Designed and constructed for transportation to a site for installation and use when connected to required utilities;

C. Either an independent, individual building or a module for combination with other elements to form a building on the site.

Manufactured Home: A structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary and complies with the standards established under this chapter.

Manufactured Housing: A manufactured building or portion of a building designed for long-term residential use.

Marina: a shoreside facility that provides accommodation and service for boating and may include, but is not limited to, docks; boat slips; inside or outside storage of boats, boat trailers, storage cradles and other related marina items; where ancillary facilities

may be provided for some or all of such services as fueling, sewage pumpout, boat launching, minor boat repair, and accessory retail use.

Mobile Home: Manufactured housing built on a chassis.

Mobile Home Community: A mobile home park or a mobile home subdivision.

Mobile Home Park: A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use.

Mobile Home Subdivision: A subdivision designed to accommodate mobile homes on individual lots.

Motel or Hotel: A business comprising a series of attached or detached rental units, with or without eating facilities, used primarily as temporary residences for motorists, tourists or travelers.

Multiple Family Dwellings: See Dwelling, Multiple Family.

New Construction: Structures, including additions and improvements, and placement of manufactured homes, for which the start of construction commenced on or after the effective date of this ordinance.

Non-Buildable Lot: A lot which is not permitted to have a dwelling of any kind erected or placed upon said lot.

Non-Conforming Lot of Record: Any legal lot of record that at the time it was recorded fully complied with all applicable laws and ordinances but which does not fully comply with the lot requirements of this zoning ordinance concerning minimum area or minimum lot width.

Non-Conforming Structure: A structure the size, dimensions or location of which was lawful prior to the adoption of this zoning ordinance, but which fails by reason of such adoption, or subsequent revision or amendment, to conform to the present requirements of the zoning district.

Non-Conforming Use: A use or activity which was lawful prior to the adoption of this zoning ordinance but which fails, by reason of such adoption, or subsequent revisions or amendment, to conform to the present requirements of the zoning district.

Non-Farm Dwelling: A single-family detached dwelling or mobile home located on a lot which does not qualify as a farm.

Non-Farm Lot: A lot which does not qualify as a farm.

Obstruction: Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill structure or matter in, along, across, or projection into any channel, water

course or regulatory flood plain which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

Official Zoning Map: The map or maps which are a part of this ordinance and delineate the boundaries of the zoning districts.

Ordinary High Water Level: The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.

Parcel: A lot, as defined (see "Lot").

Pastures: Areas where grass or other growing plants are used for grazing and where the concentration of animals is such that a vegetation cover is maintained during the growing season except in the immediate vicinity of temporary supplemental feeding or watering devices.

Permitted Use: A use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Photovoltaic Device: An electronic device consisting of layers of semiconductor materials fabricated to form a junction (adjacent layers of materials with different electronic characteristics) and electrical contacts and capable of converting incident light directly into electricity (direct current).

Practical Difficulties: As used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance if granted, will not alter the essential character of the locality.

Prime Crop Land: Land which has been determined by the Agricultural Stabilization and Conservation Committee to be cropland, having a crop equivalency rating of 60 or greater.

Principal Building or Structure: The primary or predominant building or structure on any lot.

Principal Use: The primary or predominant use of any lot.

Public Park: An area of green space owned by a federal, state, or local government entity set apart for the recreation of the public.

Public Sewer and Water System: A system, other than an individual septic tank, tile field, or individual well, that is operated by a municipality, governmental agency, or a public utility for the collection, treatment and disposal of wastes and the furnishing of potable water.

Public Utility: A closely regulated private enterprise with an exclusive franchise for providing a public service.

Public Utility Facilities: Telephone, electric and cable television lines, poles, equipment and structures; water or gas pipes, mains, valves or structures; sewer pipes, valves or structures; pumping stations; telephone exchanges and repeater stations; and all other facilities, equipment and structures necessary for conducting a service by a government or a public utility. For the purposes of this ordinance, commercial wireless telecommunication service facilities shall not be considered public utility uses, and are defined separately.

Public Waters: Any waters as defined in Minnesota Statutes, Section 105.37, Subdivisions 14 and 15.

Quarter and Quarter-Quarter Section: A division of a section of land according to the rules of the original United States Government Public Land Surveyor.

Reach: A hydraulic engineering term to describe a longitudinal section of a stream or river influenced by a natural or man made obstruction.

Rear Lot Line: See Lot Line, Rear.

Rear Yard: See Yard, Rear.

Recreational Vehicle: A temporary structure, less than forty (40) feet in length, which can be towed, hauled or driven and is primarily designed as temporary housing accommodations for recreational, camping or travel use, including but not limited to travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Regional Flood: A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur with an average frequency in the magnitude of a one hundred (100) year recurrence interval.

Regulatory Flood Protection Elevation: A level no lower than one (1) foot above the Regional Flood elevation plus any increase in flood level that would be caused by future flood plain development outside the floodway.

Repetitive Loss: Flood related damages sustained by a structure on two separate occasions during a ten year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds 25% of the market value of the structure before the damage occurred.

Resort: A facility for transient guests where the primary attraction is generally recreational features or activities.

Right-Of-Way: A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, and other similar uses.

Right-Of-Way Lines: The lines that form the boundaries of a right-of-way.

River Corridor: Land located within 1,000 feet from the ordinary high water level or the landward extent of a flood plain designated by ordinance whichever is greater, for the following bodies of water:

1) the South Fork of the Zumbro River

2) the Middle Fork of the Zumbro River

3) Lake Zumbro

4) South Branch Middle Fork Zumbro River

Road: A public right-of-way, or a private right-of-way or easement serving two or more buildable non farm lots, affording primary access by pedestrians and vehicles to abutting properties, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, or otherwise.

Salvage or Junk Yard: An area where used, waste, discarded or salvaged materials are brought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled; including but not limited to scrap iron and other metals, paper, rags, rubber products, bottles and lumber. Storage of such materials in conjunction with a permitted manufacturing process when within an enclosed area or building shall not be included.

School: A public school as defined in Minnesota Statutes, Section 120.05 or a nonpublic school as defined in Minnesota Statutes, Section 123.932.

Semipublic Use: The use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

Sensitive Resource Management: The preservation and management of areas unsuitable for development in their natural state due to constraints such as shallow soils

over groundwater or bedrock, highly erosive or expansive soils, steep slopes, susceptibility to flooding, or occurrence of flora or fauna in need of special protection.

Setback: The minimum horizontal distance between a structure and the nearest property line or highway easement line; within shoreland districts it shall also mean the minimum horizontal distance between a structure and the ordinary high water mark.

Setback Line: That line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.

Sewage Sludge: As defined in Minnesota Statutes, section 115A.03, subdivision 29, means the solids and associated liquids in municipal wastewater which are encountered and concentrated by a municipal wastewater treatment plant. Sewage sludge does not include incinerator residues and grit, scum, or screenings removed from other solids during treatment.

Shore Impact Zone: Land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback.

Shoreland: Land located within the following distances from public waters: 1,000 feet from the ordinary high water level of a lake, pond or flowage; and 300 feet from a river or stream or the landward extent of a flood plain designated by ordinance on such a river or stream, whichever is greater. The practical limits of shorelands may be less than the statutory limits whenever the waters involved are bounded by natural topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner of the Department of Natural Resources.

Side Street Yard: See Yard, Side Street.

Side Yard: See Yard, Side.

Sign: Any object, device, display, structure or part thereof, situated outdoors or indoors, which is displayed to attract the attention of the public while on public streets, highways or walkways to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected image. Signs do not include flags of any nation, state, city, religion, fraternal or civic organizations, merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, scoreboards on athletic fields, sound trucks or other moving advertising media while operated on a public right-of-way, official traffic signs or symbols, banners announcing civic celebrations or events of special interest, mounted house numbers under 12 inches in height, mounted name plates or building address numbers under six square feet in area identifying the occupants or address of a building, or address or public information signs displayed for the convenience of the

traveling public, when established by a public pattern which by themselves would not convey a message about a business or product without other sign elements present.

Sign, General Advertising: A sign that directs attention to a business, service, event, product, or location not related to or on the premises where the sign is located.

Sign, Directional Advertising: A sign that directs attention to a business, service, or location not related to or on the premises where the sign is located.

Sign, Business: A sign which directs attention to a business or profession conducted, or to a commodity or service sold, offered or manufactured, or to an entertainment offered, on the premises where the sign is located.

Significant Historic Site: Any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minnesota Statutes, section 307.08. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota State Archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.

Single Family Attached Dwelling: See Dwelling, Single Family Attached.

Single Family Detached Dwelling: See Dwelling, Single Family Detached.

Single Family Dwelling: See Dwelling, Single Family.

Solar Collection System: Solar Collection System: A panel, array of panels or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling or water heating. These systems can include photovoltaic devices, concentrating solar power devices and other systems for the collection of solar energy. Such systems may provide power primarily to the principal use on a property and considered accessory to the principal use, or the facility may be the principal use of a property.

Solar Energy Farm: A group of interconnected solar collection systems connected to a public or private utility system through a system of transformers, distribution lines, which may include a substation. Operation, control, and maintenance functions are often centralized through a network of computerized monitoring systems, supplemented by visual inspection. This definition does not apply to solar collection systems that are constructed to serve an individual residential, commercial or industrial property not involved with electric power production. Offices, maintenance facilities, and equipment storage are not considered part of a solar energy farm.

Source-Separated Organic Materials: Materials that are separated at the source by waste generators for the purpose of preparing them for use as compost or food to animals; are comprised of food waste, coffee grounds, eggshells, garden wastes, weeds, lawn cuttings, leaves and prunings, and straw, or any other materials as defined by Olmsted County Board resolution and posted on the Olmsted County website.

Special Flood Hazard Area: A term used for flood insurance purposes synonymous with "One Hundred Year Floodplain."

Specified Anatomical Areas: Anatomical areas consisting of:

A. Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breast(s) below a point immediately above the top of the areola; and

B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Activities consisting of the following:

A. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following sexually-oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphis, zooerasty; or

B. Clearly depicted human genitals in the state of sexual stimulation, arousal or tumescence; or

C. Use of human or animal ejaculation, sodomy, oral copulation, coitus, or masturbation; or

D. Fondling or touching of nude human genitals, pubic region, buttocks, or female breasts; or

E. Situations involving a person or persons, any of whom are nude, clad in undergarments or in sexually revealing costumes, and who are engaged in activities involving the flagellation, torture, fettering, binding or other physical restraint of any such persons; or

F. Erotic or lewd touching, fondling, or other sexually-oriented contact with an animal by a human being; or

G. Human excretion, urination, menstruation, vaginal or anal irrigation.

Start of Construction: includes substantial improvement, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit's expiration date. The actual start is either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State Building Code: The Minnesota State Building Code, setting forth standards for the construction, addition, modification, and repair of buildings and other structures for the purpose of protecting the health, safety and general welfare of the public.

Steep Slope: Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this ordinance. Where specific information is not available, steep slopes are lands having average slopes over 12 percent over horizontal distances of 50 feet or more, that are not bluffs.

Street: See Road.

Structure: Anything constructed or erected on the ground or attached to the ground or on site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes, travel trailers/vehicles not meeting the exemption criteria specified in Section 9.04 (A,3) of this ordinance and similar items.

Structure, Accessory: See Accessory Structure.

Structure Alteration: Any changes in the supporting members of any building, such as bearing walls, columns, beams or girders, or any substantial change in the roof and exterior walls.

Structure, Non-Conforming: See Non-Conforming Structure.

Structure, Principal: See Principal Structure.

Structure, Temporary: See Temporary Structure.

Sub-Standard Shoreland Use: Any use in the shoreland district existing prior to the date of enactment of this zoning ordinance which was permitted but does not meet the minimum lot area and length of water frontage, structure setbacks, or other dimensional standards of the shoreland district.

Substantial Damage: Damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement: Within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

B. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." For the purpose of this ordinance, "historic structure" is as defined in 44 Code of Federal Regulations, Part 59.1.

Supervised Living Facility: A facility providing lodging plus supervision, counseling, or rehabilitative services to five or more persons and licensed as such under the Minnesota State Health Code.

Surface Water-Oriented Commercial Use: The use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conduct of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.

Swimming Pool, Private: A structure, not located within a completely enclosed building, for swimming or bathing purposes, which is capable of containing water at a depth of one and one half (1 1/2) feet or greater.

Swimming Pool, Above Grade: A swimming pool whose exposed sides have a height of four (4) feet or greater above the natural ground located adjacent to said swimming pool.

Swimming Pool, Below Grade: A swimming pool whose exposed sides have a height of less than four (4) feet above the natural ground located adjacent to said swimming pool.

Temporary Building or Structure: A building or structure without any foundation or footings and which shall be removed when the designated time period, activity or use for which the temporary building or structure was erected has ceased.

Temporary Use: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Through Lot: A lot having frontage on two (2) parallel roads or which fronts upon two streets which do not intersect at the boundaries of the lot.

Toe of the Bluff: The lower point of a 50 foot segment with an average slope exceeding 18 percent.

Top of the Bluff: The higher point of a 50 foot segment with an average slope exceeding 18 percent.

Tower: Any ground or roof mounted pole, spire, structure, or combination thereof taller than 15 feet, including supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of mounting an antenna, meteorological device, or similar apparatus above grade.

Two Family Dwelling: See Dwelling, Two Family.

Unit: See either Animal Unit or Dwelling Unit.

Use: The purpose or activity for which land or structures are used.

Use, Accessory: See Accessory Use.

Use, Conditional: See Conditional Use.

Use, Non-Conforming: See Non-Conforming Use.

Use, Permitted: See Permitted Use.

Use, Principal: See Principal Use.

Use, Temporary: See Temporary Use.

Variance: A modification or variation of the strict provisions of this zoning ordinance, as applied to a specific piece of property, in order to provide relief for a property owner because practical difficulties imposed upon him by this ordinance. A variance shall normally be limited to height, bulk, density and yard requirements. A modification in the allowable uses within a district shall not be considered a variance.

Variance, Practical Difficulties: Variance, Practical Difficulties: As used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.

Water Oriented Accessory Structure or Facility: A small above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

Wetland: A surface water feature classified as a wetland in the United States Fish and Wildlife Service Circular No. 39 (1971 edition).

Width: See Lot Width:

Wind energy conversion system (WECS): Wind energy conversion system (WECS): A wind energy conversion system as defined in Minnesota Statute 216C, as amended ("… any device such as a wind charger, windmill, or wind turbine and associated facilities that converts wind energy to electrical energy").

WECS, large (LWECS): A large wind energy conversion system (LWECS) as defined in Minnesota Statute 216C, as amended ("… any combination of WECS with a combined nameplate capacity of 5,000 kilowatts or more").

WECS Meteorological Tower: A tower which is erected primarily to measure wind speed, density, and direction along with other data relevant to siting WECS.

WECS, small (SWECS): A small wind energy conversion system (SWECS) as defined in Minnesota Statute 216C ("… any combination of WECS with a combined nameplate capacity of less than 5,000 kilowatts").

WECS, Small non-utility: A facility consisting of a single WECS which is incidental and subordinate to a permitted use on the same parcel and that has a rated generating capacity of 100 kW or less which supplies electrical power for on-site use, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, generated electrical power may be transferred to the utility company.

WECS, Small utility: A SWECS with more than one WECS; or any SWECS which is intended to produce electricity primarily for sale to a rate-regulated or non-regulated utility, or primarily for use off site; or any SWECS that has a combined generating

capacity of more than 100 kW and less than an LWECS. The SWECS is considered a primary use of the site.

Wind turbine: A machine used to produce electricity by converting the kinetic energy of wind to electrical energy. A turbine consists of a rotor, nacelle and tower.

Wooded or Woodland: An area with a stand or trees that has a canopy cover, as shown on the most recent aerial photographs, of at least fifty (50%) percent, being at least one (1) acre in size and having a minimum width of at least one hundred (100) feet.

Yard: A required open space on a lot which is unoccupied and unobstructed by a building from its lowest ground level to the sky except as expressly permitted in this ordinance. A yard shall extend along a lot line and at right angles to such a lot line to a depth or width specified in the yard regulations for the district in which such lot is located.

Yard, Front: A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.

Yard, Interior Side: The side yard abutting another lot.

Yard, Rear: A yard extending across the full width of the lot between the rear line and the nearest line of the principal building.

Yard, Side: A yard extending from the front yard to the rear yard, the width of which is the minimum horizontal distance between the side lot line and a line parallel thereto on the lot.

Yard, Side Street: A side yard abutting a road or street right-of-way.

Yard Waste: Garden wastes, leaves, and lawn cuttings, but does not include tree and brush waste.

Youth Facility: A public playground, public swimming pool, public library, or licensed day care facility.

Zoning Administrator: The Planning Director of the Olmsted County Planning Department or his authorized representative.

Zoning Certificate: A document signed by the Zoning Administrator required in the zoning ordinance as a condition precedent to the commencement of a use or the

erection, construction, reconstruction, restoration, alteration, conversion, or installation of a structure or building, which acknowledges that such use, structure or building complies with the provisions of this zoning ordinance or authorized variance there from.

Zoning District: A specifically delineated area in the county within which regulations and requirements uniformly govern the use, placement, spacing and size of land and structure.

Zoning Map: See Official Zoning Map

ARTICLE III -- ADMINISTRATION

Section 3.00 ZONING ADMINISTRATOR:

The Planning Director of the Olmsted County Planning Department shall have the power and duty to administer and enforce this ordinance. The Planning Director may designate employees of the Olmsted County Planning Department to act upon his behalf to administer and enforce this ordinance.

Section 3.02 ZONING ADMINISTRATOR, SPECIFIC POWERS AND DUTIES:

The Zoning Administrator shall have the following powers and duties in addition to any others he may now have or hereafter be given. The Zoning Administrator shall:

A. Enforce and administer this ordinance;

B. Issue zoning certificates and any other permits as required by the terms of this ordinance;

C. Conduct inspections of the use of buildings and land to determine compliance with the terms of this ordinance;

D. Maintain permanent and current records of this ordinance, including but not limited to all maps, amendments, and conditional uses, variances, appeals and applications therefor;

E. Receive, publish legal notices, research and report upon all applications for appeals, variances, conditional uses, amendments, and other matters to the designated official bodies;

F. Assist the Township Board, Planning Advisory Commission and Board of Adjustment upon matters of land use development and regulations;

G. Institute in the name of the township, any appropriate actions or proceedings against a violator.

Section 3.04 COMPLIANCE REQUIRED:

It shall be the duty of all property owners, architects, contractors, subcontractors, builders and other persons involved in the use of property, the erecting, altering, changing or remodeling of any building or structure, including tents and mobile homes, before beginning or undertaking any such use or work, to see that such work does not conflict with and is not in violation of the provisions of this ordinance; and any such property owner, architect, builder, contractor or other person using property, or doing or performing any such work and in violation of the provisions of this ordinance shall be held accountable for such violation.

Section 3.06 ZONING CERTIFICATE:

It shall be unlawful to use, occupy or permit the use or occupancy of any building or premises or part thereof, hereafter, created, erected, changed, converted, altered, or enlarged in its use or structure until a zoning certificate shall have been issued by the Zoning Administrator stating that the use of the building or land conforms to the requirements of this ordinance. Where a non conforming use or structure is extended or substantially altered, the zoning certificate shall specifically state the manner in which the non conforming structure or use differs from the provisions of this ordinance.

Permits must be obtained from the Zoning Administrator to verify development meets the standards of the flood plain regulations of this ordinance prior to conducting any activities cited within this section and including these additional activities:

A. The construction of a dam, on-site septic system;

B. The repair of a structure that has been damaged by flood, fire, tornado, or any other source;

C. The placement of fill, excavation, or storage of materials or equipment with the floodplain;

D. Relocation or alteration of a watercourse (including replacement of culverts and bridges) unless a public waters permit has been applied for.

Section 3.08 VIOLATIONS:

A. Any property, building or structure being used, erected, constructed or reconstructed, altered, repaired, converted or maintained in a manner not permitted by this ordinance, shall be prohibited. The Township Board or the Zoning Administrator may institute appropriate actions or proceedings to prevent, restrain, correct or abate such violations or threatened violations. In addition, violations of this ordinance occurring in flood plain or shoreland areas will be forwarded to the Commissioner of Department of Natural Resources.

B. Enforcement: Violations of the provisions of this ordinance will be investigated and resolved in accordance with the provisions of applicable Section(s) of the zoning ordinance/code. In responding to a suspected ordinance violation, the Zoning Administrator and (Governing Body) may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. Olmsted County must act in good faith to enforce these official controls

and to correct ordinance violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.

Section 3.10 PENALTIES:

Any person, firm, corporation or entity violating the provisions of this ordinance shall be guilty of a misdemeanor. Each day that violation is committed or permitted to exist shall constitute a separate offense. The imposition of any fine or sentence shall not exempt the offender from compliance with the requirements of this ordinance; and the Township may pursue, by appropriate actions or proceedings, any or all additional other remedies.

Section 3.12 RECORDS:

The Zoning Administrator shall maintain a record of the elevation of the first floor (including basement) of all new structures or additions to existing structures in the FFA and FFB flood fringe districts as specified in Article IX, Section 9.00. A record of the elevations and flood proofing measures to which structures or additions are floodproofed shall also be maintained.

Section 3.14 BOARD OF ADJUSTMENT:

A. The Board of Adjustment is established in accordance with Minnesota Statutes Section 394.33 and 366 and as hereafter amended.

B. The Board of Adjustment shall consist of three (3) elected officials of the Township Board.

C. Members of the Board of Adjustment shall be subject to removal, for cause, upon majority vote by the Township Board, after notice and opportunity for hearing before the Board.

D. Members whose terms have expired shall continue to serve as members of the Board of Adjustment until their replacements have been appointed.

E. Meetings of the Board of Adjustment shall be held at the call of the chairman and at such other times as the Board, in its rules of procedure, may specify.

The chairman of the Township Board shall act as chairman of the Board of Adjustment and shall appoint the Township Clerk to act as secretary. It shall adopt rules for transaction of its business and shall keep a public record of its transactions, findings, and determinations. Staff services for the Board of Adjustment shall be furnished by the County.

F. The Board of Adjustment shall act upon all questions as they may arise in the administration of this zoning ordinance; and it shall hear and decide

appeals from, and review any order, requirement, decision, or determination made by an administrative official charged with enforcing this zoning ordinance. Such appeal may be taken by any person aggrieved or by any officer, department, board or bureau of a town, municipality, county or state. The appeal procedures are indicated in Section 4.06 of this zoning ordinance.

The Board of Adjustment shall also have the authority to grant variances to the provisions of this zoning ordinance under certain conditions. The conditions and procedures for issuance of a variance are indicated in Section 4.08 of this zoning ordinance.

ARTICLE IV -- ZONING PROCEDURES

Section 4.00 AMENDMENTS:

The Township Board may adopt, by a majority vote of all members of the Board, amendments to the zoning ordinance and to the official zoning map, which reflect the goals and policies of the County and/or Township as reflected in the Comprehensive Plans of the County or Township or changes in conditions in the County or Township.

A. Types of Amendments:

1. A change in district boundaries (rezoning);
2. A change in district regulations;
3. A change in any other provision of this ordinance.

B. Initiation of Proceedings: The procedure for amending the zoning ordinance shall be initiated by at least one of the following three methods:

1. By petition of an owner or owners of property which is proposed to be rezoned or for which district regulations changes are proposed;
2. By recommendation of the Planning Advisory Commission;
3. By action of the Board.

C. Amendment Procedures-Property Owners: The procedures for a property owner to initiate an amendment to the ordinance are as follows:

1. The applicant shall obtain the application and necessary forms from the Olmsted County Planning Department.
2. The Zoning Administrator shall set a date for the public hearing at the next Planning Advisory Commission meeting that would allow adequate time to publish the legal notices and the mailing of such notices to surrounding property owners as specified in Minnesota Statutes, Section 394.26. Failure of any property owner or occupant to receive such notice shall not invalidate the proceedings, provided a bona-fide attempt to give such notice has been made. All amendments to this ordinance pertaining to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts shall be submitted to and approved by the Commissioner of Natural Resources and the Federal Insurance Administration prior to their adoption. (Notification does not apply to the Flood Prone District)
3. The Commission shall hold the public hearing, adopt findings based upon the evidence established during the hearing and provide a

recommendation to the Board within thirty five (35) days of the Commission's scheduled public hearing date.

4. Following the Commission hearing, the Board shall conduct a public hearing in accordance with Minnesota statutes, Section 394.26. The Board shall adopt findings and shall act upon the application within sixty (60) days of the Board's scheduled public hearing date.

5. No application of a property owner for an amendment to the text of this zoning ordinance or the Official Zoning Map shall be reconsidered by the Planning Advisory Commission within the one (1) year period following a denial by the Township Board of such request, except the Commission may permit a new application if in the opinion of the Commission new evidence or a change of circumstances warrant it.

D. Amendment Procedures-Planning Advisory Commission: The procedures for the Planning Advisory Commission to initiate a rezoning or an amendment to this ordinance are as follows:

1. The Planning Advisory Commission shall pass a motion recommending an amendment to this ordinance.

2. The Zoning Administrator shall set a date for the public hearing before the Planning Advisory Commission in accordance with the public hearing requirements, Section 394.26 of the Minnesota Statutes. Failure of any property owner or occupant to receive such notice shall not invalidate the proceeding, provided a bona-fide attempt to give such notice has been made. Township-wide amendments to this zoning ordinance need not be mailed to property owners or surrounding property owners affected by such an amendment. However, in the event that the Olmsted County Planning Advisory Commission requests a text amendment, the public hearing held by the Olmsted County Planning Advisory Commission shall suffice in lieu of a public hearing held by the Oronoco Township Planning Advisory Commission.

3. All amendments to this zoning ordinance pertaining to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts shall be submitted to and approved by the commissioner of Natural Resources prior to their adoption. Changes to the Official Zoning Map pertaining to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts also require prior approval by the Federal Insurance Administration.

4. The Commission shall hold the public hearing, adopt findings based upon the evidence established during the hearing and provide a recommendation to the Board within thirty-five (35) days of the Commission's scheduled public hearing date.

5. The Board shall conduct a public hearing in accordance with Minnesota Statutes, Sections 394.26. The Board shall adopt findings and act upon the application within sixty (60) days of the Board's schedule public hearing date.

E. Amendment Procedures-Township Board of Supervisors: The procedures for the Township Board of Supervisors to initiate a rezoning or an amendment to this ordinance are as follows:

1. The Board shall pass a motion indicating their intent to amend this ordinance.

2. The Board shall submit the proposed amendment to the Planning Advisory Commission for review and comment.

3. The remainder of the procedures are the same as those specified in Section 4.00 (D) (2 4). However, in the event that the Olmsted County Board requests a text amendment, the public hearing held by the Olmsted County Planning Advisory Commission shall suffice in lieu of a public hearing held by the Oronoco Township Planning Advisory Commission.

F. Amendment Procedures: Sections 10.20 and 10.21: In addition to the procedures outlined above, any proposed amendment to the text addressing Sections 10.20 and 10.21 shall be referred to the Olmsted County Soil and Water Conservation District Board for comment prior to action by the Planning Advisory Commission or the Township Board.

G. General Development Plan:

1. Purpose: Olmsted County considers vital the orderly, integrated, compatible development of the limited land area within the county. The Oronoco Township General Land Use Plan establishes general land use policy. The zoning ordinance establishes detailed policies, regulations, and standards for specific areas of the township. General development plans are necessary to:

(a) Insure that the landowner and developer investigates the broad effects development of property will have on the site

and also on adjacent properties and the public infrastructure;

(b) guide the future growth and development of those portions of the county identified for development in accordance with the land use plan;

(c) protect the natural, social and economic character of the county by encouraging orderly development that assures appropriate timing and sequencing;

(d) ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed development(s);

(e) prevent the pollution of water bodies and groundwater; assure the adequacy of drainage; and establish protection for and wise management of natural resources in the county;

(f) provide for open spaces through the efficient design and layout of the land;

(g) avoid and remedy the problems associated with improperly subdivided lands, including premature subdivision and scattered subdivision.

2. When a General Development Plan is required:

(a) A general development plan is required for any land use plan amendment, zone change, or subdivision of land requiring platting on land located within an Urban Service Area as identified in the Olmsted County Land Use Plan.

1) A general development plan shall not be required for any portion of an area for which a general development plan has previously been approved by the Board.

2) A general development plan may be waived by the Board based on the factors of subsection 2 (b) (1-6).

(b) In the review and approval of a proposed zoning district amendment in the Suburban Development Area, the Planning Advisory Commission and the Board shall first determine whether a general land use plan shall be required, based on the following factors:

1) consistency with the land use plan policies;

2) the size of the subject property and parcels adjacent thereto;

3) the potential for street, surface water runoff and drainage system, and open space connections from the subject property to adjacent property, developed or undeveloped;

4) the amount of undeveloped land in the vicinity and amount that borders the subject property; whether proposed development is infill development;

5) onsite and adjacent property site characteristics including floodplain, shorelands, public waters, bluff land, and public streets and street pattern;

6) adjacency to the Rochester Urban Service Area;

7) sufficiency of public facilities and services serving the proposed development area, and appropriate timing of and location of development.

(c) The Oronoco Township Board of Supervisors shall have the authority to initiate a general development plan for a parcel or area located within the Rochester Urban Service Area or the Suburban Development Area as designated on the Olmsted County General Land Use Plan.

3. A General Development Plan shall be acted on separately by the Oronoco Township Planning Advisory Commission and Township Board of Supervisors in accordance with the procedures of Section 4.00 Amendments. A General Development Plan and zoning map amendment may be reviewed at the same time in the hearing process. The action taken must be by separate motion of the Planning Advisory Commission and Township Board of Supervisors.

4. A General Development Plan should include:

a) all current parcels proposed for subdivision and development under the rezoning;

b) all other parcels abutting the property proposed for rezoning or within one half mile of the boundaries of the property proposed for rezoning located within the urban service area,

urban reserve area, or the suburban development area as delineated on the land use plan;

c) all adjacent lands under the same ownership as the owner or applicant proposing the rezoning; and,

d) all parcels needed to provide access to public roads.

5. The following physical and planning factors should be addressed in a General Development Plan:

a) existing and proposed land uses, densities, and general lot sizes and location;

b) transportation and other infrastructure systems internal to the planning area, including the street pattern and connections to the external street network and shared water supply and sewage treatment systems;

c) the surface water drainage system;

d) the open space system that may include natural resource lands (unique habitat, sensitive lands (shorelands, wetlands, floodplain, steep slopes, sinkhole concentrations) and other features dependent on the site); and,

e) the schedule for development of infrastructure.

6. In the review of a General Development Plan, the Planning Advisory Commission and the Board of Supervisors shall make findings indicating that:

a) proposed land uses are in accordance with the Olmsted County General Land Use Plan and zoning map and the Oronoco Township General Land Use Plan and zoning map;

b) the street pattern is appropriate to serve properties under consideration;

c) the proposal makes provision for planned capital improvements and streets based on the county capital improvement plan and Thoroughfare Plan;

d) the proposal makes adequate provision for surface water drainage, soil erosion control, water supply, and sewage treatment, consistent with State law and rule and County or Township ordinance;

e) the lot, block and street layout is consistent with the General Land Use Plan use, development, and resource management policy, and subdivision design principles;

f) unique natural resource features and sensitive areas are protected through the open space provisions and appropriate lot layout;

g) development will occur in an orderly fashion; and

h) connecting roads are adequate to handle projected traffic, or provision has been made to correct deficiencies.

i) The development layout is consistent with all provisions of the floodplain regulations within the zoning and subdivision ordinances.

H. Amendment Findings:

1. The proposal is consistent with the policies of the Oronoco Township General Land Use Plan;

2. the amendment is in the public interest;

3. the proposed development is timely based on surrounding land uses, proximity to development, and the availability and adequacy of infrastructure;

4. the proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and the neighborhood;

5. the proposal does not result in a spot zoning;

6. the proposal is consistent with a General Development Plan for the area, if one exists.

Section 4.02 CONDITIONAL USE:

The purpose of a conditional use is to permit a use that would not be appropriate generally but may be allowed with appropriate restrictions upon a finding that 1) certain conditions as detailed in the zoning ordinance exist, and 2) the use or development conforms to the Comprehensive Plan, and 3) is compatible with the existing area.

A conditional use is allowed only after a petition for a permit has been approved by the Planning Advisory Commission, except when there is an appeal to the Commission decision; then, only after the approval of the Township Board of Supervisors.

A. Criteria for Granting Conditional Uses: In granting a conditional use, the Planning Advisory Commission shall consider the effect of the proposed use on the Comprehensive Plan and upon the health, safety and general welfare of occupants of surrounding lands. Among other things, the Commission shall consider the following:

1. The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of such property;

2. The proposed use will not impede the normal and orderly development and improvements of the surrounding property;

3. Adequate utilities, parking, drainage and other necessary facilities will be provided;

4. Adequate ingress and egress will be provided to minimize traffic congestion in the public streets;

5. The traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the Township or County in order to handle the additional traffic generated by the use.

6. Adequate measures have been taken or proposed to prevent or control offensive odor, fumes, dust, noise, vibration, or lighting which would otherwise disturb the use of neighboring property.

7. The special criteria or requirements indicated in Article X, General Regulations, are complied with;

8. The water and sanitary systems are or would be adequate to prevent disease, contamination and unsanitary conditions.

When deciding on conditional uses to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts, the following additional factors shall also be considered:

9. The danger to life and property due to increased flood heights or velocities caused by encroachments.

10. The danger that materials may be swept onto other lands or downstream to the injury of others.

11. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

12. The relationship of the proposed use to the flood plain management program for the area.

13. The safety of access to the property in times of flood for ordinary and emergency vehicles.

14. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

15. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

16. The importance of the services provided by the proposed facility to the community.

17. The requirements of the facility for a waterfront location.

18. The availability of alternative locations not subject to flooding for the proposed use.

19. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

20. Based upon technical evaluation of the designated engineer or expert, the Planning Commission shall determine the specific flood hazard at the site and evaluate the suitability of the proposed use in relation to the flood hazard.

    When deciding on a conditional use to the A-1, A-2, A-3, and A-4 Agricultural Districts, the following additional factors shall be considered.

21. The amount of prime agricultural land with a crop equivalent rating of 60 or above that would be taken out of production as a result of the use.

22. The need for new public roads or the need for improvement to existing public roads is minimal.

23. A thorough evaluation of the water body and topographic, vegetation, and soils conditions on the site must be made to ensure:

    a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction

    b. The visibility of structures and other facilities as viewed from public waters is limited;

    c. The site is adequate for water supply and on-site sewage treatment; and

    d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

B. Additional Conditions: In permitting a new conditional use or the alteration of an existing conditional use, the Planning Advisory Commission may impose, in addition to those standards and requirements expressly specified by this ordinance, additional conditions which the Planning Advisory Commission considers necessary to protect the best interest of the surrounding area or the County as a whole. These conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size or location of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Limiting the hours of operation.
10. Limiting the length of time for which the conditional use may exist.
11. Increased setbacks from the ordinary high water level.

12. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.

13. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

C. Required Exhibits: The following exhibits shall be required unless waived by the Zoning Administrator:

1. A completed application form.

2. An accurate boundary description of the property.

3. A development plan of the property showing the existing or proposed buildings, streets, access roads, driveways, parking spaces and signs.

4. Landscaping and screening plans.

5. Drainage Plan.

Conditional uses pertaining to the Floodway, Flood Fringe (FFA and FFB) and Flood Plain Districts, Sections 9.02, 9.04, 9.06, and 9.08, shall, in addition to the previous exhibits, require the following:

6. Plans in triplicate drawn to scale showing the nature, location, dimensions and elevations of the lots, existing or proposed, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the stream channel.

7. Specifications for building construction and materials, flood proofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities.

8. Any additional information deemed necessary by the Planning Advisory Commission to determine the suitability of the particular site for the proposed use.

9. State and Federal Permits. Prior to granting a permit or processing an application for a Conditional Use Permit the Zoning Administrator shall determine that the applicant has obtained all necessary State and Federal Permits.

D. Conditional Use Procedures: The procedures for a property owner to obtain a conditional use are as follows:

1. The applicant shall obtain the application and necessary forms from the Rochester-Olmsted Planning Department.

2. The applicant shall return the application to the Rochester-Olmsted Planning Department along with the required exhibits and pay the fee established by the Board for processing the conditional use procedures. The applicant shall also pay any fees established by the Olmsted County Board of Commissioners.

3. Prior to the processing of the application for a conditional use pertaining to the Floodway, Flood Fringe (FFA and FFB) and Flood Plain Districts, the Zoning Administrator shall determine that the applicant has obtained all necessary state and federal permits pertaining to flood proofing and flood protection measures.

If the conditional use is with respect to either the Floodway, Flood Fringe (FFA and FFB) or the Flood Plain Districts, the Zoning Administrator shall transmit one (1) set of plans to a designated engineer or other expert person or agency acceptable to the county for technical assistance in evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of the plans for protections, and other matters.

In addition, the Zoning Administrator shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed Conditional Use sufficiently in advance so that the Commissioner will receive at least ten (10) day's notice of the hearing.

Upon receipt of an application for a Conditional Use Permit for a use within A Zones without a Floodway designation the Zoning Administrator must use the floodway delineation procedure outlined in Section 9.01 to determine which requirements shall apply. If the site is determined to be floodway, the requirements of Sections 9.02, 9.04 or 9.06 shall apply.

a) Upon receipt of an application for a Conditional Use Permit for a use within the General Flood Plain District, the applicant shall be required to furnish such of the following information as is deemed necessary by the Zoning Administrator for the determination of the Regulatory Flood Protection Elevation and whether the proposed use is within the Floodway or Flood Fringe District.

1) A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high water information.

2) Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets; photographs showing existing land uses and vegetation upstream and downstream; and soil type.

3) Profile showing the slope of the bottom of the channel or flow line of the stream for at least 500 feet in either direction from the proposed development.

b) The applicant shall be responsible to submit one copy of the above information to a designated engineer or other expert person or agency for technical assistance in determining whether the proposed use is in the Floodway or Flood Fringe District and to determine the Regulatory Flood Protection Elevation. Procedures consistent with Minnesota Regulations 1983, Parts 6120.5000 6120.6200 shall be followed in this expert evaluation. The designated engineer or expert is strongly encouraged to discuss the proposed technical evaluation methodology with the respective Department of Natural Resources' Area Hydrologist prior to commencing the analysis. The designated engineer or expert shall:

1) Estimate the peak discharge of the regional flood.

2) Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

3) Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than 0.5 foot. A lesser stage increase than .5' shall be required if, as a result of the additional stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the

stream within the reach shall be assumed in computing floodway boundaries.

c) The Zoning Administrator shall present the technical evaluation and findings of the designated engineer or expert to the Planning Advisory Commission. The Commission must formally accept the technical evaluation and the recommended Floodway and/or Flood Fringe District Boundary or deny the permit application. The Planning Commission, prior to official action, may submit the application and all supporting data and analyses to the Federal Emergency Management Agency and the Department of Natural Resources for review and comment. Once the Floodway and Flood Fringe Boundaries have been determined, the permit application may be processed.

4. The Zoning Administrator shall set a date for the public hearing before the Planning Advisory Commission in accordance with the public hearing requirements in Minnesota Statutes, Section 394.33 and 366. Failure of any property owner or occupant to receive such notice shall not invalidate the proceeding, provided a bona-fide attempt to give such notice has been made.

5. The Commission shall hold the public hearing and adopt findings based upon the evidence established during the hearing and shall act upon the application within thirty five (35) days from the date of the public hearing. Appeals from the decision of the Planning Advisory Commission can be made to the Township Board of Supervisors.

6. The Planning Advisory Commission's decision granting the conditional use with respect to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain districts shall be forwarded by mail to the Commissioner of Natural Resources within ten (10) days of such action.

7. The Zoning Administrator shall transmit a certified copy of an approved conditional use, along with the legal description of the property, to the County Recorder for recording except when the Commission's decision is being appealed.

8. A conditional use permit shall remain in effect for so long as the conditions of the permit are observed or complied with.

9. No application for conditional use shall be reconsidered by the Planning Advisory Commission within the one (1) year period following a denial of such request, except the Commission may permit a new application if, in the opinion of the Commission, new evidence or a change of circumstances warrant it.

10. Should no construction or use begin within one year from the date of approval, or should the approved conditional use be discontinued for a period of one year, the conditional use shall be void.

Section 4.04 APPEAL OF A PLANNING ADVISORY COMMISSION DECISION:

A decision of the Planning Advisory Commission may be appealed to the Township Board of Supervisors. Such appeal may be taken by a person aggrieved or by any officer, department, board or bureau of a town, municipality, county or state. Should a zoning certificate or building permit have been issued as a result of the Commission's decision, such permit shall be suspended until the Township Board has rendered a decision on the appeal.

A. Appeal Procedures:

1. The appeal application shall be submitted to the Olmsted County Planning Department within ten (10) days of the Commission's decision and the appellant shall pay the fee for the appeal as established by the Township Board of Supervisors and the County Board of Commissioners.

2. Within thirty five (35) days after receipt of the appeal application, the Board shall hold a public hearing in accordance with Minnesota Statutes, Section 394.26. The Board shall adopt findings and shall act upon the appeal within thirty five (35) days of the Board's scheduled public hearing date.

3. A decision of the Board granting the conditional use pertaining to the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts shall be forwarded by mail to the Commissioner of Natural Resources within ten (10) days of such action.

4. A certified copy of an approved conditional use, along with the legal description of the property, shall be transmitted to the County Recorder for recording.

Section 4.06 APPEAL OF THE ZONING ADMINISTRATOR'S DECISION:

A decision of the Zoning Administrator or any administrative official charged with enforcing this zoning ordinance may be appealed to the Board of Adjustment. Such

appeal may be taken by any person aggrieved or by any officer, department, board or bureau of a town, municipality, county or state. An appeal stays all proceeding of action in accordance with Minnesota Statutes Section 394.27.

A. Appeal Procedures:

1. The appeal application shall be submitted to the Olmsted County Planning Department within ten (10) days of the Zoning Administrator or administrative official's decision. The appellant shall pay the fee for processing the appeal as established by the Township Board of Supervisors and the County Board of Commissioners.

2. Within thirty five (35) days after receipt of the appeal, the Board of Adjustment shall hold a public hearing and notify the appellant, the official from whom the appeal is taken, and the public in accordance with Minnesota Statutes Section 394.26 and 394.27. The Board of Adjustment shall adopt findings and shall act upon the appeal within thirty five (35) days of the Board's scheduled public hearing date.

Section 4.08 VARIANCES:

The Oronoco Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the variances are consistent with the comprehensive plan. The Oronoco Board of Adjustment may not permit as a variance any use that is not permitted for the property in the district where the affected person’s land is located. The Oronoco Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

A. Criteria for Granting a Variance: A variance may be granted only when the applicant for the variance establishes that there are practical difficulties in complying with the official control. Economic considerations do not constitute practical difficulties. The Oronoco Board of Adjustment must find evidence that all of the following facts and conditions exist:

1. There are extraordinary conditions or circumstances, such as irregularity, narrowness, or shallowness of the lot or exceptional topographical or physical conditions which are peculiar to the property and do not apply to other lands within the neighborhood or the same class of zoning district;

2. The extraordinary conditions or circumstances are due to circumstances unique to the property not created by the landowner;

3. The variance is necessary to overcome practical difficulties in complying with the zoning ordinance so that the property can be used in a reasonable manner not permitted by the ordinance;

4. The variance will not be materially detrimental to the public welfare or materially injurious to other property in the area, and will not alter the essential character of the locality;

5. The variance is in harmony with the general purpose and intent of this ordinance; and

6. The terms of the variance are consistent with the comprehensive plan.

B. When deciding a variance pertaining to Sections 9.02, 9.04, 9.06, and 9.08 Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts, the following additional factors shall be considered:

1. That the granting of such variance will not increase flood heights, create additional threats to public safety, necessitate extraordinary public expense, create nuisances or increase the threat of damage to property or the environment from the volume or velocity of runoff.

When deciding a variance to the Shoreland District or the River Corridor District regulations, the following additional factors shall be considered:

2. No variance to the standards of the shoreland district or river corridor district shall have the effect of allowing in any district uses prohibited in that district.

3. No variance in the shoreland district shall permit a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area.

4. No variance in the shoreland district or river corridor district shall permit standards lower than those required by State law.

5. In areas where development exists on both sides of a proposed building site, water and road setbacks may be varied to conform to the existing established setbacks.

6. In areas of unusual topography or substantial elevation above the lake level, the water setback may be varied to allow a riparian owner reasonable use and enjoyment of his property.

7. Where homes incorporate a method of sewage disposal other than soil absorption, water setbacks may be reduced by one-third (1/3).

8. For existing developments, the application for variance must clearly demonstrate whether a conforming sewage treatment system is present for the intended use of the property. The variance, if issued, must require reconstruction of a nonconforming sewage treatment system.

9. No variance in the shoreland district shall permit a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area

B. Required Exhibits: The following exhibits shall be required unless waived by the Zoning Administrator:

1. A completed application form.

2. An accurate boundary survey and site plan.

3. Record-Keeping. The Zoning Administrator must maintain a record of all variance actions, including justification for their issuance, and must report such variances in an annual or biennial report to the Administrator of the National Flood Insurance Program, when requested by the Federal Emergency Management Agency.

C. Variance Procedures: The procedures for a property owner to obtain a variance are as follows:

1. The applicant shall obtain the application and necessary forms from the Olmsted County Planning Department.

2. The applicant shall return the application and necessary forms to the Olmsted County Planning Department along with the required exhibits and pay the fee established by the Board and the Olmsted County Board of Commissioners.

3. Whenever the variance is related to provisions of the Floodway, Flood Fringe (FFA and FFB) and the Flood Plain Districts, the Zoning Administrator shall submit to the Commissioner of Natural Resources a copy of all applications for variances so that the Commissioner receives at least ten (10) days notice of the hearing.

The Zoning Administrator shall notify the applicant in writing that:

a) The issuance of a variance to construct a structure below the base of flood level will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage, and

b) Such construction below the flood protection elevation increases risks to life and property. Such notification must be maintained with a record of all variance actions.

4. The Zoning Administrator shall set a date for the public hearing before the Board of Adjustment in accordance with the public hearing requirements, Minnesota Statutes Section 394.26 and 394.27. Failure of any property owner or occupant to receive such notice shall not invalidate the proceeding, provided a bona-fide attempt to give such notice has been made.

5. The Board of Adjustment shall hold the public hearing. The Board of Adjustment shall adopt findings based upon the evidence established during the hearing and shall act upon the variance within thirty five (35) days from the date of the public hearing.

6. A certified copy of the approved variance shall be mailed to the petitioner.

7. A certified copy of an approved variance, along with the legal description of the property, shall be transmitted to the County Recorder for recording.

8. The Board of Adjustment's decision granting the variance to the Floodway, Flood Fringe (FFA and FFB), Flood Plain District and Shoreland District, and River Corridor District must be sent to the Commissioner or the Commissioner's designated representative and postmarked within at least ten (10) days of the public hearing.

9. The Zoning Administrator shall submit a copy of the decisions and summary of the public record/testimony and the findings of fact and conclusions for the Board of Adjustment's decision postmarked within ten (10) days of the decision.

10. No application for a variance which has been denied wholly or in part shall be reconsidered for a period of six (6) months from the date of said order of denial, except on the grounds of new evidence or proof of change on conditions found to be valid.

Section 4.10 TEMPORARY CONSTRUCTION PERMITS:

The temporary use of property, in any district, for a use customarily incidental to the construction of roads, buildings, utilities, or public projects may be allowed upon approval of a zoning certificate in the form of a temporary and revocable permit for not more than a 90-day period by the Zoning Administrator. The Zoning Administrator shall attach those conditions which will safeguard the public health, safety and general welfare. The renewal of said permit or request for a permit exceeding 90 days shall require the approval of a conditional use permit by the Planning Advisory Commission. The Commission shall determine the duration of the permit, not to exceed 12 months, and shall attach those conditions which will safeguard the public health, safety and general welfare. Issuance of a permit shall be subject to, but not limited to, the following conditions:

A. Reclamation of property to an acceptable condition.

B. Reclamation of property prior to expiration date of permit.

C. Performance bond posted with County Public Works Department.

D. Show evidence of valid state and federal permits as required.

E. Provide traffic safety devices in proximity of operation.

F. Approval of the Olmsted County Health Department.

ARTICLE V -- AGRICULTURAL DISTRICTS

Section 5.00 A-1 AGRICULTURAL PROTECTION DISTRICT:

The purpose of this district is to maintain, conserve and enhance agricultural land, and natural habitat for plant and animal life. This district is intended to encourage long term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non farm land uses. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of either at least eighty (80) acres or two (2) contiguous and undivided quarter-quarter sections".

A. Permitted Uses:

1. Dwellings:

a) Farm: One farm dwelling may be located on a farm. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of either at least eighty (80) acres or two (2) contiguous and undivided quarter-quarter sections, including the abutting public road right-of-way, if any."

b) Non-Farm: One non farm dwelling may be located upon a buildable non farm lot (See Section 1.26, b, 2 & 3).

c) Farmstead dwelling: One farmstead dwelling may be located upon a non farm lot in conformance with Section 5.00 D.

2. A second farm dwelling or mobile home may be placed on the same farmstead as another when the ownership of such farm exceeds a size of eighty (80) acres of contiguous land and provided that the residents of both dwellings are owners, operators or employees of said farm.

3. General Farming: Including the raising of crops, livestock, poultry, dairying, horticulture, apiculture, sod farming, and similar agriculturally or forestry related uses; provided that new animal feedlots shall not exceed 100 animal units, nor shall existing feedlots increase their size to exceed one hundred (100) animal units. A proposed new feedlot must be located one quarter (1/4) mile or more from the nearest corner of a non farm dwelling, church, school, or property line of a public park to the nearest corner of the feedlot enclosure. In no case, can an animal feedlot exceed 500 animal units.

4. Farm drainage systems, flood control and watershed structures and erosion control devices meeting all county, state and soil conservation district minimum regulations.

5. Railroad right-of-ways, but not including freight classification yards and buildings.

6. One seasonal roadside stand where the use is located on a farm, the volume of any road providing driveway access to the use is less than 1,500 vehicles per day, and the posted speed limit on any road providing driveway access to the use is 60 mph or less, provided that:

    - adequate off street parking is available; and
    - the road authority approves of the access and location.

    No more than one thirty-two (32) square foot sign advertising the stand shall be permitted for each street or road frontage.

7. Forest and game management areas.

8. Home business occupations as regulated in Section 10.02.

9. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

10. Landspreading sites provided the following standards are complied with:

    a) The applicant and landspreading site comply with MPCA Rules, Chapter 7040, as administered by the Minnesota Pollution Control Agency.

11. Small non-utility wind energy conversion system.

12. WECS meteorological towers.

B. Conditional Uses: (See Section 4.02, Conditional Use)

1. 1. One mobile home as a second dwelling on a lot, under one or more of the following circumstances.

    a) When there is a need to provide services to residents of either of the dwellings for reasons of physical or mental condition; or

b) When all adult residents of either of the dwellings are sixty (60) years of age or older; or;

c) When at least one of the adult occupants of each dwelling is employed at least seasonally in general farming activities carried out on the parcel; or
d) When at least one of the adult occupants of each dwelling has at least a partial ownership interest in the parcel.

2. Public utility buildings such as substations, transformer stations and regular stations without service or storage yards.

3. Public parks and buildings.

4. Churches and community buildings, including chapels, temples, synagogues, cemeteries and normal accessory buildings for education and living quarters.

5. Personal-use airports, as defined in Minnesota Rules 8800.1300 Subpart 2, including landing fields and platforms, hangars, masts, and other facilities for the operation of aircraft not engaged in air commerce. [Private airports for restricted or public use are addressed as a conditional use in the Agricultural/Resource Commercial – Land Intensive Low Impact District.].

6. Communications towers and structures, including radio and television and commercial wireless telecommunications services and towers.

7. One seasonal roadside stand not meeting the criteria described in Section 5.00 A (6), provided that:

    - adequate offstreet parking is available, and
    - the road authority approves of the access and location.

No more than one thirty-two (32) square foot sign advertising the stand shall be permitted for each street or road frontage.

8. Temporary uses not to exceed one year.

9. Animal feedlots exceeding 1,000 animal units, as regulated in Section 10.26.

10. Kennels

11. Stables for the commercial boarding of animals on parcels under 35 acres in area.

12. Riding academies

13. Private parks and open space uses, including hiking areas, trails for cross county skiing, picnic facilities, and similar activities, but not to include camping or other overnight lodging, nor motorized recreational vehicles, such as dirt bikes, motorcycles, snowmobiles, and so on.

14. Licensed Shooting Preserves

15. Landspreading facilities and landspreading sites not meeting the requirements of Section 5.00 A (11) of the Olmsted County Zoning Ordinance.

16. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

17. Bed and Breakfast, provided that it is located within the principal dwelling of an existing farmstead, as an accessory use on a parcel of which the principal use is general farming, and that it is located at least ¼ mile from a feedlot not located on the farm parcel. If the parcel is smaller than 35 acres, the operator shall demonstrate that the parcel with the proposed use is part of a commercially viable agricultural operation. The minimum lot size for the proposed use shall be 5 acres.

18. Licensed farm winery as a year-round accessory use on a parcel of which the principal use is viticulture.

19. Other uses similar to those uses described as permitted or conditional uses in Section 5.00 (A) or (B).

20. Small utility wind energy conversion system (SWECS). Metereorological towers may be a part of the system.

21. Home business as regulated in Section 10.02, where Section 10.02 directs consideration as a conditional use.

22. Solar energy farm (photovoltaic systems)

23. Compost, Commercial Small Facility

24. Compost, State of Minnesota Permitted Facility

C. Standards for Non-Farm Lots or Dwellings: Non farm lots or dwellings shall be permitted only when they comply with all of the following standards:

1. No more than one non farm lot per quarter section shall be permitted. Should a quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.

2. Any non farm lot shall be contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard does not apply.

3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.

4. No non farm dwelling shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non farm lot.

Commentary: The purpose of the following section is to permit an existing farm dwelling to be subdivided from a farm subject to the limitations listed as "standards" in the following section:

D. Standards for Farmstead Dwellings: A farmstead dwelling may be created provided the following standards are complied with:

1. A habitable farm dwelling must have legally existed on the farm in a habitable condition as of April 16, 1983.

2. The farmstead dwelling is located within a farmstead boundary.

3. Each parcel containing a farmstead dwelling must contain a minimum area of five (5) acres including the abutting public road right-of-way, if any.

4. A parcel containing a farmstead dwelling shall not contain more than five (5) acres of prime cropland, excluding non-tilled land within the farmstead boundary.

5. Not more than one (1) farmstead dwelling is permitted per farm.

6. If a farm contains more than one dwelling, only one of the dwellings may become a farmstead dwelling; the remaining dwelling or dwellings must remain on a farm parcel or be removed from the parcel.

7. Parcels containing farmstead dwellings shall conform with the yard, area, lot width and access requirements of this ordinance.

E. General District Regulations:

1. Height Regulations: None

2. Front Yard Regulations:

a) A minimum front yard depth of not less than forty-five (45) feet shall be provided.

3. Side Yard Regulations:

a) A minimum side street yard width of not less than forty-five (45) feet shall be provided.

b) A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

4. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

5. Lot Area Regulations:

a) Each lot shall have an area of not less than two (2) acres not including the abutting road right-of-way, except when additional lot area is required by the County Health Department to meet the Board of Health regulations.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred and fifty (150) feet at the proposed building site.

b) Each lot shall be provided with either thirty-three (33) feet of frontage along a public road or a recorded private easement of not less than thirty-three (33) feet for access to the building site.

7. Dwelling/Road Regulations:

a) No dwelling shall be permitted that would require a new public road.

Section 5.02 A-2 AGRICULTURAL PROTECTION DISTRICT:

The purpose of this district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district in intended to encourage long term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non farm land uses. The A 2 District does provide a slightly higher density of non-farm dwellings than the A 1 District and is intended to apply to those areas within the comprehensive Plan's "Agricultural Protection Area" and "Agricultural Area" where major agricultural investments, large farms and feedlots are more scattered and greater numbers on non-farm uses or small parcels are present. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty five (35) acres".

A. Permitted Uses:

1. Uses permitted in Section 5.00 (A) Permitted Uses, of A-1 Agricultural District. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and (1) comprised of at least thirty five (35) acres, or (2) comprised of at least an undivided quarter-quarter section, less no more than five acres, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area."

B. Conditional Uses: (See also Section 4.02 Conditional Uses.)

1. Uses permitted in Section 5.00 (B) Conditional Uses, A 1 Agricultural District.

2. Solar energy farm (photovoltaic systems)

3. Compost, Commercial Small Facility

4. Compost, State of Minnesota Permitted Facility

C. Standards for Non-Farm Lots or Dwellings: Non farm lots or dwellings shall be permitted only when they comply with all of the following standards:

1. No more than one non farm lot per quarter-quarter section. Should a quarter-quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.

2. Any non farm lot shall contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.

4. No non farm dwelling shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non farm lot.

Commentary:The purpose of the following section is to permit an existing farm dwelling to be subdivided from a farm subject to the limitations listed as "standards" in the following section:

D. Standards for Farmstead Dwellings: A farmstead dwelling may be created provided the following standards are complied with:

1. A habitable farm dwelling must have legally existed on the farm in a habitable condition as of April 16, 1983.

2. The farmstead dwelling is located within a farmstead boundary.

3. Each parcel containing a farmstead dwelling must contain a minimum area of five (5) acres including the abutting public road right-of-way, if any. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.

4. A parcel containing a farmstead dwelling shall not contain more than five (5) acres of prime cropland.

5. Not more than one (1) farmstead dwelling is permitted per farm.

6. If a farm contains more than one (1) dwelling, only one of the dwellings may become a farmstead dwelling; the remaining dwelling or dwellings must remain on a farm parcel or be removed from the parcel.

7. Parcels containing farmstead dwellings shall conform with the area, lot width and access requirements of this ordinance.

E. General District Regulations: The same as Section 5.00 (E) General District Regulations, A-1 Agricultural District.

Section 5.04 A-3 AGRICULTURAL DISTRICT:

The purpose of the A-3 District is to maintain and conserve agricultural investments and prime agricultural farmland, but to permit some non farm development at a low density, not to exceed one dwelling unit per 10 acres. This district is intended to be limited to the Comprehensive Plan's "Agricultural Area" and the "Suburban Subdivision Area". The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty-five (35) acres".

A. Permitted Uses:

1. Uses permitted in Section 5.00 (A) Permitted Uses, A-1 Agricultural District. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and (1) comprised of at least thirty five (35) acres, or (2) comprised of at least an undivided quarter-quarter section, less no more than five acres, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area."

B. Conditional Uses: (Also see Section 4.02, conditional Use.)

1. Uses permitted in Section 5.00(B) conditional Uses, and A-1 Agricultural District, except Section 5.00(B) (9) (18).

C. Standards for Non farm Dwellings: Non farm dwellings shall be permitted only when they comply with all of the following standards:

1. No more than two (2) dwelling units per quarter-quarter section shall be permitted. Where two (2) dwelling units or buildable non farm lots, or any combination thereof, exist within a quarter-quarter section, no additional non farm dwelling shall be permitted.

2. No dwelling unit shall be permitted in areas identified as wetlands or flood plain.

3. Any non farm dwelling shall be located on at least one-half (1/2) acre of non prime agricultural soils with a crop equivalent rating of 55 or less, or in a wooded area. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

4. No non-farm dwelling in an A-3 district shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non-farm lot..

Commentary:The purpose of the following section is to permit an existing farm dwelling to be subdivided from a farm subject to the limitations listed as "standards" in the following section:

D. Standards for Farmstead Dwellings: A farmstead dwelling may be created provided the following standards are complied with:

1. A habitable farm dwelling must have legally existed on the farm in a habitable condition as of April 16, 1983.
2. The farmstead dwelling is located within a farmstead boundary.
3. Each parcel containing a farmstead dwelling must contain a minimum area of five (5) acres including the public road right-of-way, if any. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.
4. A parcel containing a farmstead dwelling shall not contain more than five (5) acres of prime cropland.
5. Not more than one (1) farmstead dwelling is permitted per farm.
6. If a farm contains more than one dwelling, only one of the dwellings may become a farmstead dwelling; the remaining dwelling or dwellings must remain on a farm or be removed from the parcel.
7. Parcels containing farmstead dwellings shall conform with the area, lot width and acres requirements of this ordinance.

E. General District Regulations:

1. The same as Section 5.00 (E) General District Regulations, A-1 Agricultural District, except for Subdivision 5, Lot Area Regulations.
2. Lot Area Regulations: Each lot shall have an area of not less than two (2) acres, not including the road right-of-way, except when additional lot area may be required to meet Board of Health regulations.

Section 5.06 A.R.C. AGRICULTURAL RESIDENTIAL CLUSTER DISTRICT:

Existing agricultural residential cluster developments approved prior to March 17, 1987, are recognized as separate zoning districts and the plans under which they were approved will continue in force and will be the basis on which any proposed changes will be reviewed. Changes to an approved agricultural residential cluster development

will be treated as an amendment procedure referred to in Section 4.00 of this ordinance. No new ARC Districts shall be created.

The following provisions continue to regulate uses with existing ARC District:

A. Permitted Uses in the A.R.C. Residential Area, Provided the Uses are Located upon Platted Lots of an Approved Subdivision, are as follows:

1. One single-family dwelling per lot.
2. Home occupations as regulated in Section 10.02.
3. Accessory structures customarily incidental to the above permitted uses.

B. Permitted Uses in the A.R.C. Agricultural/Woodland/Open Space Area are as follows:

1. One single-family dwelling or mobile home per lot (35 acres).
2. General farming, including the raising of crops, horticulture, apiculture, sod farming, forestry, and the raising or keeping of some livestock or poultry; provided that no animal feedlot shall be located within one-half (1/2) mile of a non farm dwelling.
3. Farm drainage systems, flood control and watershed structures and erosion control devices meeting all county, state and soil conservation district minimum regulations.
4. Railroad right-of-ways, but not including freight classification yards and buildings.
5. Temporary or seasonal roadside stands; provided that adequate off street parking is available, traffic visibility or traffic flows are not adversely affected and not more than one stand per farm. No more than one twenty-five (25) square foot sign advertising the stand shall be permitted for each street or road frontage.
6. Forest and game management areas.
7. Home occupations as regulated in Section 10.02.
8. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

C. Conditional Uses in the A.R.C.'s Residential Area are as follows:

1. Public and private schools and parks.

2. Churches and community buildings, including chapels, temples, synagogues, cemeteries and normal accessory buildings for education and living quarters.

3. Temporary uses not to exceed one year.

4. Accessory structures and uses customarily incidental to any of the above uses when located on the same property.

D. Conditional Uses in the A.R.C.'s Agricultural/Woodland/Open Space Area are as follows:

1. Public utility buildings such as substations, transformer stations, and regulator stations without service or storage yards.

2. Commercial radio and television towers and transmitters, provided that the ground area occupied by the tower is securely fenced by at least a six (6) foot high fence.

3. Stables for the commercial boarding of animals on non farm parcels.

4. Riding academies.

5. Temporary uses not to exceed one year.

6. Accessory structures and uses customarily incidental to any of the above uses when located on the same property.

7. Kennels.

8. One mobile home as a second dwelling on a buildable lot within the ARC comprised of at least thirty-five (35) acres, under one or more of the following circumstances:

a) when there is a need to provide health care services to residents of either of the dwellings;

b) when all adult residents of either of the dwellings are sixty (60) years of age or older;

c) when at least one of the adult occupants of each dwelling is employed full time in general farming activities carried out on the parcel.

E. General District Regulations:

1. Agricultural, Woodland and Open Space Area

a) Height Regulations: None.

b) Front Yard Regulations:

i. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

c) Side Yard Regulations:

i. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

ii. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

d) Rear Yard Regulations:

i. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

e) Lot Area Regulations:

i. Each lot shall have an area of not less than thirty-five (35) acres.

f) Lot Width Regulations:

i. Each lot shall have a minimum width of one hundred and fifty (150) feet at the proposed building site.

ii. Each lot shall be provided with either thirty-three (33) feet of frontage along a public road or a recorded private easement of not less than thirty-three (33) feet for access to the building site.

2. Residential Areas

a) Height Regulations:

i. No residential buildings used for dwellings shall hereafter be erected or structure altered to exceed thirty-five (35) feet in height.

ii. Public or semi public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.

b) Lot Area Regulations:

i. There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations, but in no case shall the lot exceed five (5) acres in size.

c) Front Yard Regulations:

i. A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

ii. A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

d) Side Yard Regulations:

i. A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

ii. A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

iii. A minimum interior side yard width of not less than eight (8) feet shall be provided.

e) Rear Yard Regulations:

i. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

f) Lot Width Regulations:

i. Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum width at the front building line.

Section 5.08 A-4 AGRICULTURAL-URBAN EXPANSION DISTRICT:

The intent of the A 4 District is to provide for urban expansion in close proximity to existing incorporated urban centers within Olmsted County, in accordance with the adopted Comprehensive Plan, by conserving land for farming and other open space land uses for a period of time until urban services become available. It is the intent

that urban development be deferred in such areas until an orderly transition from farm to urban uses shall be achieved by either the annexation of areas adjacent to the incorporated limits of existent urban centers, or the extension of public or other centralized sewage collection and treatment systems.

A. Permitted Uses:

1. Uses permitted in Section 5.00(A) Permitted Uses, A 1 District as follows: Subdivisions 1 and 5 10.

2. General farming, including the raising of crops, livestock, poultry, dairying, horticulture, apiculture, sod farming, and similar agriculturally related uses; provided that no new animal feedlot shall be established and expanding feedlots shall not exceed 100 animal units.

3. Single-family detached dwelling.

4. Public park facilities.

5. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

B. Conditional Uses: (Also see Section 4.02, Conditional Uses.)

1. Uses permitted in Section 5.00(B) Conditional Uses, A1 Agricultural District, except Section 5.00 (B) (9) (15), (24) and public park facilities.

2. Stables for the commercial boarding of animals on nonfarm parcels

3. Riding academies.

4. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.
5. Solar energy farm (photovoltaic systems).

6. Compost, Commercial Small Facility

Commentary:The purpose of the following section is to permit an existing farm dwelling to be subdivided from a farm subject to the limitations listed as "standards" in the following section:

C. Standards for Farmstead Dwellings: A farmstead dwelling may be created provided the following standards are complied with:

1. A habitable farm dwelling must have legally existed on the farm in a habitable condition as of April 16, 1983.

2. The farmstead dwelling is located within a farmstead boundary.

3. Each parcel containing a farmstead dwelling must contain a minimum area of five (5) acres including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.

4. A parcel containing a farmstead dwelling shall not contain more than five (5) acres of prime cropland.

5. Not more than one (1) farmstead dwelling is permitted per farm.

6. If a farm contains more than one (1) dwelling, only one of the dwellings may become a farmstead dwelling; the remaining dwelling or dwellings must remain on a farm parcel or be removed from the parcel.

7. Parcels containing farmstead dwellings shall conform with the area, lot width and access requirements of this ordinance.

D. General District Regulations:

1. Height Regulations:

a) Agricultural Buildings: None

b) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

c) Public or semi public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each root of height exceeding thirty-five (35) feet.

2. Lot Area Regulations:

a) There shall be a minimum lot size of thirty-five (35) acres per new residential dwelling unit when not served by a public or centralized sewage collection and treatment system, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.

b) When a new lot is proposed to be served by a public or centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. Front Yard Regulations:

   a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

   b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. Side Yard Regulations:

   a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

   b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

   c) A minimum interior side yard width of not less than eight (8) feet shall be required.

5. Rear Yard Regulations:

   a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

6. Lot Width Regulations:

   a) Each lot shall have a minimum width of one hundred fifty (150) feet of frontage along a public road, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width along a public road.

ARTICLE VI – RESIDENTIAL DISTRICTS

Section 6.00 R A RURAL RESIDENTIAL DISTRICT:

The purpose of this district is to provide suitable areas for low density residential development, not to exceed one (1) dwelling per five (5) acres of land, in areas within the county described as the "Suburban Subdivision Area" in the Comprehensive Plan.

A. Permitted Uses:

1. One single-family detached dwelling per lot.
2. Keeping and raising of livestock and poultry for personal use only, provided they are housed and fenced so as not to become a nuisance and are clearly noncommercial in nature. The animal density shall not be greater than one (1) animal unit per acre of pasture land, except for the raising of poultry where the maximum number of chickens shall not exceed 50 chickens. In no case shall any structure used for housing poultry or livestock be located nearer than fifty (50) feet to any property line.
3. Home occupation as regulated in Section 10.02.
4. A state licensed group home or foster home serving six or fewer mentally retarded or physically handicapped persons.
5. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.
6. Small non-utility wind energy conversion system.

B. Conditional Uses: (Also see Section 4.02, Conditional Use.)

1. One mobile home as a second dwelling on a lot with a non farm dwelling, under one or more of the following circumstances:
   a) When there is a need to provide health care services to residents of either of the dwellings; or
   b) When all adult residents of either of the dwellings are sixty (60) years of age or older.
2. Private or public facilities including but not limited to schools, churches, cemeteries, parks, and community buildings.
3. Public utility buildings such as substations, transformer stations, and regulator stations without service or storage yards.

4. Supervised living facilities for the mentally retarded or physically handicapped, provided that the facility is family-like as determined by:

    a) Family-style appearance of building;

    b) Central housekeeping;

    c) Designated adult(s) in charge at all times; and

    d) Maximum of sixteen (16) mentally retarded or physically handicapped persons in residence.

5. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

D. General District Regulations:

1. Height Regulations:

    a) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

    b) Public or semi public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.

2. Front Yard Regulations:

    a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

    b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

3. Side Yard Regulations:

    a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

c) A minimum interior side yard width of not less than twenty-five (25) feet shall be provided.

4. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

5. Lot Area Regulations:

a) Each lot used for residential purposes shall have an area of not less than five (5) acres, except when additional lot area is required by the County Health Department to meet Board of Health regulations.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred fifty (150) feet at the front building line.

E. Wind Energy Conversion System Standards :

1. The height of the WECS including the blades shall be limited to 120 feet.

2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

3. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

4. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 6.02 R 1 LOW DENSITY RESIDENTIAL DISTRICT:

The purpose of this district is to provide a limited amount of low density residential development in those areas described as "Suburban Subdivision Area" within the Comprehensive Plan that have suitable soils for long-term private sewage systems and those areas classified Low Density Residential within the Urban Service Area served by Public or other centralized sewage collection and treatment system.

A. Permitted Uses:

1. One single-family detached dwelling per lot.

2. Home occupation as regulated in Section 10.02.

3. A state licensed group home or foster home serving six or fewer mentally retarded or physically handicapped persons.

4. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

5. The raising of a maximum of ten (10) chickens as regulated in Section 10.52, as long as it is an accessory use to a single-family detached dwelling.

B. Conditional Uses: (Also see Section 4.02, Conditional Uses.)

1. Private or public facilities including but not limited to schools, churches, cemeteries, parks, and community buildings.

2. Public utility buildings such as substations, transformer stations, and regulator stations without service or storage yards.

3. Supervised living facilities for the mentally retarded or physically handicapped, provided that the facility is family-like as determined by: 1) family-style appearance of the building; 2) central housekeeping; 3) designated adult(s) in charge at all times; and a maximum of sixteen (16) mentally retarded or physically handicapped persons in residence.

4. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

5. Small non-utility wind energy conversion system.

C. General District Regulations:

1. Height Regulations:

a) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

b) Public or semi public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.

2. Lot Area Regulations:

   a) There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations.

   b) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

   c) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

3. Front Yard Regulations:

   a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

   b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. Side Yard Regulations:

   a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

   b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

   c) A minimum interior side yard width of not less than eight (8) feet shall be provided.

5. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width at the front building line.

D. Wind Energy Conversion System Standards:

1. The height of the WECS including the blades shall be limited to 200 feet.

2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

3. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

4. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 6.04 R 2 MIXED LOW DENSITY RESIDENTIAL DISTRICT:

The purpose of this district is to provide a limited amount of mixed low density residential development that would not exceed ten (10) dwelling units per acre in areas served by public or centralized sewage collection and treatment system and identified as "Mixed Use Residential" in the Comprehensive Plan.

A. Permitted Uses:

1. One single-family detached dwelling.

2. Two-family dwellings.

3. Single attached dwellings of two (2) dwelling units.

4. A state licensed group home or foster home serving six (6) or fewer mentally retarded or physically handicapped persons.

5. A home occupation as regulated in Section 10.02.

6. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

7. The raising of a maximum of ten (10) chickens as regulated in Section 10.52, as long as it is an accessory use to a single-family detached dwelling.

B. Conditional Uses: (Also see Section 4.02, Conditional Uses.)

1. Single family attached dwellings of over two (2) dwelling units.
2. Mobile home parks and subdivision as regulated in Section 10.42.
3. Multiple family dwellings.
4. Other state licensed group homes or supervised living facilities.
5. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

C. General District Regulations:

1. Height Regulations: No building shall exceed thirty five (35) feet in height.
2. Lot Regulations: For each lot to be developed for building purposes that is within an Urban Service Area as designated on the Olmsted County General Land Use Plan proposed to be served by a public or centralized sewage collection and treatment system, development regulations shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development. For lots located outside Urban Service Areas as designated on the General Land Use Plan and proposed to be served by a public or centralized sewage collection and treatment, development regulations shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.
3. Lot Area Regulations: The minimum lot area for each type of residential dwelling is as follows:
    a. 6,000 square feet-one family dwelling;
    b. 9,000 square feet-two family dwelling;
    c. 4,500 square feet-single family attached dwelling consisting of only two buildings;

d. The lot area for other single family attached dwellings and multiple family dwellings need not meet a specific minimum lot area, providing the following criteria are satisfied:

1) The density limit for the district is not exceeded.

2) Land included in the development site that is not proposed to be included as a private lot area is preserved as open space, subject to Section 10.38.

3) The maximum lot coverage of all structures does not exceed forty (40%) percent of the entire development site.

4. Density:

a. The density for any development in the district shall not exceed ten (10) dwelling units per acre. The density shall be a net density (gross acreage of the development site minus the road right of ways).

5. Front Yard Regulations:

a. A minimum front yard depth of not less than forty five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b. A minimum front yard depth of not less than twenty five (25) feet shall be provided on all lots adjoining local roads and streets.

6. Side Yard Regulations:

a. A minimum side street yard width of not less than forty five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b. A minimum side street yard width of not less than twenty five (25) feet shall be provided on all lots adjoining local roads and streets.

c. A minimum interior side yard width of not less than ten (10) feet shall be provided.

7. Rear Yard Regulations:

a. A minimum rear yard depth of not less than twenty five (25) feet shall be provided.

8. Lot Width Regulations: The minimum lot width for each type of dwelling is as follows:

   a. 60 feet - one and two family

   b. 45 feet - single family attached consisting of only two (2) buildings.

9. Lot Coverage Regulations:

   a. The maximum lot coverage of all structures does not exceed forty (40%) percent of the lot.

10. Development Site Regulations: The development site regulations for single family attached dwellings involving three or more buildings and for multiple family dwellings are regulated by the following:

    a. Minimum size of a development site - 13,000 square feet.

    b. Minimum width of a development site - 80 feet;

    c. Yards within a development site: The yard regulations established in Section 6.04 (C, 5, 6 & 7) shall apply to the outer boundaries of a development site and shall be applied within a development site 1) along any public or private road, and 2) along any lot line other than one which divides two attached dwellings.

D. Wind Energy Conversion System Standards:

1. The height of the WECS including the blades shall be limited to 120 feet, except as specified in the RC district.

2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

3. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

   The wind turbine shall meet the standards set forth in Section 10.50(E)

ARTICLE VII -- RURAL SERVICE CENTERS

Section 7.00 R.S.D. RURAL SERVICE CENTER DISTRICT:

The purpose of this district is to provide for limited opportunities for residential, commercial and industrial development that will not be detrimental to the character or to other uses of the rural service centers. Rural service centers must be described in the Comprehensive Plan.

A. Permitted Uses:

1. One single-family detached dwelling per lot.
2. Home occupation as regulated in Section 10.02.
3. A state licensed group home or foster home serving six or fewer mentally retarded or physically handicapped persons.
4. Public parks.
5. Accessory structures and uses customarily incidental to any of the above listed uses when located on the same property.
6. The raising of a maximum of ten (10) chickens as regulated in Section 10.52, as long as it is an accessory use to a single-family detached dwelling.

B. Conditional Uses: (Also See Section 4.02, Conditional Use.)

1. One mobile home per lot.
2. Private or quasipublic facilities including but not limited to schools, churches, cemeteries, and community buildings.
3. Public utility buildings such as substations, transformer stations, and regulator stations, without service or storage yards.
4. **Certain commercial uses including:** Drug and gift stores, gasoline service stations, grocery and other food stores, hardware, feed and seed stores, building material, lawn and garden simply stores and nurseries, offices, governmental buildings, restaurants and taverns.
5. **Certain industrial uses including:** Creamery, grain elevator, meat locker, welding shop, and auto body shop.
6. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

7. Small non-utility wind energy conversion system.
8. Solar energy farm (photovoltaic systems).
9. Compost, Commercial Small Facility

C. General District Regulations:

1. Height Regulations:

a) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

2. Lot Area Regulations:

a) Each lot shall have an area of not less than two (2) acres, except when additional lot area is required by the County Health Department to meet Board of Health Regulations.

3. Front Yard Regulations:

a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. Side Yard Regulations:

a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

c) A minimum interior side yard width of not less than eight (8) feet shall be provided.

5. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width at the front building line.

7. Off-Street Parking Regulations: See Section 10.04.

D. Wind Energy Conversion System Standards:

1. The height of the WECS including the blades shall be limited to 200 feet.
2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.
3. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.
4. The wind turbine shall meet the standards set forth in Section 10.50(E).

ARTICLE VIII -- COMMERCIAL, INDUSTRIAL AND MEDICAL INSTITUTIONAL AND SPECIAL DISTRICTS

Section 8.00 RECREATIONAL COMMERCIAL DISTRICT (RC):

The purpose of this district is to provide suitable locations for recreational commercial uses within limited portions of the "Resource Protection Area" designated in the Comprehensive Plan. The location of these districts should avoid conflicts with agricultural uses, agricultural and other resource development opportunities (such as livestock production, aggregate mining, and forestry), and residential uses and should minimize their impact upon the natural environment and scenic beauty of the area.

A. General Standards:

1. Unless specified below, the minimum lot size for uses in this district is 2 acres.

2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.

3. Height of buildings shall not exceed 35 feet.

4. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

5. Front yard and side street side yard setbacks shall be a minimum of 45' from the road right of way line, or, if it results in a deeper setback, 45' from a line measured from and parallel to the road centerline as shown in the following table.

Roadway Design Classification	Expressway		Super 2	Other Arterials and Collectors		Other County and State Roads	Other Roads
Volume (ADT)	≤ 10,000	≥ 10,000	All	≤ 10,000	≥ 10,000	All	All
Setback from ROW	45'	45'	45'	45'	45'	45'	45'
Setback from Centerline	95'	105'	100'	95'	100'	95'	78'

6. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 25 feet.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses: (Also see Section 4.02, Conditional Use.)

Use	Minimum Lot Size	Other Standards
1. Golf courses with associated clubhouse and outdoor practice facilities.	40	
2. Resort facilities.	5	No more than one such use per quarter section
3. Ski areas and lodges.	40	
4. Museums and commercialized historical attractions.		
5. Recreational vehicle parks and commercial camping facilities for short duration use.	5	No more than one such use per quarter section
6. Restaurants		
7. Archery clubs or gun clubs.	5	Noise level at property line no higher than existing background noise levels
8. Hunting preserves.	40	Noise level at property line no higher than existing background noise levels
9. Guest houses, elderly hostels, rehabilitation centers, hospice facilities, and retreats, providing lodging and meals for up to ten (10) guests or residents, exclusive of the household of the operator if the operator of the facility resides on the premises.		No more than two structures for principal uses permitted; no more than one such use per quarter section.
10. Bed and Breakfast facilities		No more than one such use per quarter section
11. A single family dwelling for personnel connected with the operation of a conditional use.		No more than one such dwelling per quarter section
12. Accessory structures and uses customarily incidental to any of the above conditional uses when located upon the same property.		
13. Licensed farm winery as a year-round principal use.	5	Must be associated with and adjacent to a farm engaged in viticulture (vineyard)

14. Solar energy farm (photovoltaic systems).		
15. Marina	5	A maximum of 50% of the site area may be devoted to outdoor storage for boats, boat cradles, and equipment related to the operation of the marina.
16. Compost, Commercial Small Facility		

D. General District Regulations:

A. Height Regulations:

1. No building or structure shall exceed thirty-five (35) feet in height.

2. The maximum height including the blades allowed for a wind turbine shall be 200'. Accessory structures shall comply with the height limitation of subsection (A)(1) of this section.

B. Front Yard Regulations:

1. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

C. Side Yard Regulations:

1. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

2. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

D. Rear Yard Regulations:

1. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

E. Lot Area Regulations:

1. Each lot or parcel shall have an area of not less than two (2) acres, except when additional lot area may be required by the County Health Department to meet Board of Health Regulations.

F. Lot Width Regulations:

1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

G. Lot Coverage Regulations:

1. Not more than thirty (30%) percent of the lot shall be occupied by buildings.

H. Off-Street Parking Regulations: See Section 10.04.

I. Bufferyard Regulations: See Section 10.08.

E. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.02 COMMERCIAL SERVICE DISTRICT (CS):

The purpose of this District is to provide within the Comprehensive Plan Urban Service Area suitable locations for the convenience shopping and personal services of persons residing in relatively close proximity of these commercial facilities. The location of this district should minimize conflicts with residential uses.

A. Permitted Uses:

1. Retail Trade:

a) Drug and gift stores.

b) Gasoline service station without automotive or vehicle repair services.

c) Grocery and other food stores.

d) Hardware stores.

e) Restaurant and other eating establishments not serving alcoholic beverages.

2. Services:

a) Attorney, doctor, dentist, financial, insurance, real estate, and similar office uses.

b) Government buildings.

c) Licensed health care facilities.

d) Personal services limited to the following uses: Laundry, dry cleaners, photographic studios, beauty shops, barber shops, shoe repair and funeral services.

e) Veterinary office and animal clinics.

3. One dwelling unit when included as an integral part of the principal building and occupied by the owner or his employee.

4. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

B. Conditional Use: (Also see Section 4.02, Conditional Use.)

1. Gasoline service stations with minor automobile repair services.

2. Off-Sale liquor stores.

3. Private and quasi-public clubs and lodges.

4. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

5. Small non-utility wind energy conversion system.

C. Special Requirements for the Commercial Service District: The above specified stores and businesses shall be subject to the following conditions:

1. Such stores, shops, services or businesses, except gasoline and service stations, shall be conducted entirely within a building.

2. Such stores, shops, services or businesses shall not exceed a gross floor area of three thousand (3,000) square feet.

D. General District Regulations:

1. Height Regulations

a) No building or structure shall exceed thirty-five (35) feet in height.

2. Front Yard Regulations:

a) A minimum front yard depth of not less than forty-five (45) feet shall be provided.

3. Side Yard Regulations:

a) A minimum side street yard width of not less than forty-five (45) feet shall be provided.

b) A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

4. Rear Yard Regulations:

   a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

5. Lot Area Regulations:

   a) Each lot or parcel shall have an area of not less than two (2) acres, except when additional lot area may be required by the Olmsted County Health Department to meet Board of Health Regulations.

   b) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

   c) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

6. Lot Width Regulations:

   a) Each lot shall have a minimum width of two hundred (200) feet at the front building line.

   b) A lot serviced by a public or other centralized sewage collection and treatment system shall have a minimum lot width of sixty (60) feet at the front building line.

7. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.

8. Off-Street Parking Regulations: (See Section 10.04.)

9. Bufferyard Regulations: (See Section 10.08.)

E. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.04 HIGHWAY COMMERCIAL DISTRICT (HC):

This district is intended to provide suitable locations for uses oriented to serving the public and uses requiring large areas of highway frontages oriented closely to urban areas and major transportation routes within the Comprehensive Plan's Urban Service Area. Such development to be developed at standards that will not impair the traffic-carrying capabilities of abutting roads and highways; not result in strip commercial development, and to separate from residential areas and in certain cases from each other, certain commercial uses which have been determined to contribute to a "skid row" or blighting development pattern in adjacent areas.

A. Permitted Uses:

A. Retail Trade:

1. Apparel and accessory stores.

2. Building materials and hardware stores.

3. Furniture, home furnishing, antique and appliance stores.

4. Gasoline service stations and car washes.

5. Lawn and garden supply stores and nurseries.

6. Marine, motor vehicle and mobile home dealers and supply stores.

7. Restaurants and other eating establishments not serving alcoholic beverages.

8. Auction barns or sales facilities.

9. Other retail stores and businesses.

B. Services:

1. Business services, including advertising agencies, cleaning and maintenance services, and similar uses.

2. Educational facilities.

3. Government buildings.

4. Attorney, finance, insurance, real estate, engineering and other office uses.

5. Doctor, Dentist, veterinarian, and other health care facilities.

6. Motor vehicle, body shops, welding and other repair services.

7. Personal services, including barber shops, beauty shops, reducing salons, photographic shop, laundry, dry cleaners, funeral services and other similar uses; except saunas, massage parlors and similar uses.

8. Moving and storage uses.

9. Motels and hotels.

10. Home improvement trades, including electricians, plumbers, building contractor shops and services, and other similar uses.

11. Entertainment, Adult: Adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult massage parlors, adult saunas, adult companionship establishments, adult health clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotel or motel, adult body painting studios, and other adult establishments, located at least 1000 feet from:

    a. any existing residential zoning district

    b. any areas designated for future residential development on any Urban Services Area Land Use Plan

    c. any church, school, or youth facility

    d. any other adult establishment

For the purposes of this Section this distance shall be a horizontal measurement from the nearest existing residential district boundary, church, school, youth facility or another establishment to the nearest point of the proposed adult establishment.

12. One dwelling unit, when included as an integral part of the principal building or one mobile home occupied by the owner or his employee.

13. Recreational uses including athletic clubs, tennis or racquet ball clubs, bowling alleys, dance halls, theaters, roller or ice skating rinks, golf driving ranges, and other similar uses.

14. Storage and wholesale trade.

15. Accessory structures and uses customarily incidental to any of the above permitted uses when located upon the same property.

16. Small non-utility wind energy conversion system.

17. Recyclable Waste Transfer Facilities, as further regulated by Section 10.53.

B. Conditional Use: (See Section 4.02, Conditional Use.)

1. Any permitted retail or service use over ten thousand (10,000) square feet of floor area.

2. Amusement Parks and race track services.

3. Taverns and other facilities serving alcoholic beverages.

4. Telecommunication towers and transmitters including radio, television, and commercial wireless telecommunications.

5. Accessory structures and uses customarily incidental to any of the above conditional uses when located upon the same property.

C. General District Regulations:

A. Height Regulations: No building or structure shall exceed thirty-five (35) feet in height; provided; however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side and rear yard setback regulations.

B. Front Yard Regulations:

1. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

C. Side Yard Regulations:

1. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

2. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

D. Rear Yard Regulations:

1. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

E. Lot Area Regulations:

1. Each lot or parcel shall have an area of not less than two (2) acres, except when additional lot area may be required by the Olmsted County Health Department to meet Board of Health Regulations.

2. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

F. Lot Width Regulations:

1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

2. A lot serviced by a public or other centralized sewage collection and treatment system shall have a minimum lot width of sixty (60) feet at the front building line.

G. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.

H. Off-Street Parking Regulations: (See Section 10.04.)

I. Bufferyard Regulations: (See Section 10.08.)

D. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.06 INDUSTRIAL DISTRICT (I):

This district in intended to provide industrial areas within the Comprehensive Plan's Urban Service Area at standards that will not impair the traffic-carrying capabilities of abutting roads and highways. The districts are to be located in areas that will ensure a functional relationship among various types of land use.

A. Permitted Uses:

1. Automobile service stations.
2. Business services; including advertising, disinfecting, and exterminating services, employment agencies.
3. Miscellaneous services; including engineering, architectural, surveying services, accounting, auditing, insurance companies, bookkeeping and labor unions.
4. Manufacturing, compounding and treatment of materials, goods or products from previously prepared materials.
5. Motor freight and air transportation facilities.
6. Moving and storage companies.
7. Printing and publishing companies.
8. Warehousing.
9. Wholesale trade.
10. One dwelling unit, when included as an integral part of the principal building or one mobile home to be occupied by the owner or his employee.
11. Accessory structures and uses customarily incidental to any of the above permitted uses.

B. Conditional Uses: (See Section 4.02, Conditional Uses.)

1. Body shops.
2. Building material sales storage yards.
3. Contractors' equipment rental or storage yards.

4. Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations.

5. The manufacturing of concrete, cement, lime, gypsum or plaster.

6. Distillation of bone, coal, petroleum, refuse, grain or wood.

7. The manufacturing or storage of explosive products.

8. The manufacturing or storage of fertilizers, sulphurous, sulphuric, nitric, carbolic, hydrochloric acids or other corrosive acids or chemicals.

9. Grain elevators.

10. Garbage, offal, dead animals, refuse, rancid fats, incineration, glue manufacturing where the processes include the refining or recovery of products from animal refuse or offal.

11. Livestock sales, stock yards, slaughtering of and processing of animal and fowl.

12. Petroleum and asphalt refining and manufacturing.

13. Smelting or refining of materials from ores.

14. Steam and board hammers; and forging presses.

15. Storing, curing, and tanning of raw, green or salted hides and skins.

16. Recycling facilities, auto salvage and junk yards.

17. Other manufacturing and industrial uses.

18. Accessory structures and uses when located upon the same property.

19. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.

20. Small non-utility wind energy conversion system.

C. Special Requirements for the (I) Industrial District:

1. All manufacturing, compounding, and treatment of materials, goods or products shall be conducted wholly within a building.

2. All uses having outdoor storage of materials or products shall screen or conceal at all times such items from adjacent residential properties.

D. General District Regulations:

A. Height Regulations: No building or structure hereafter erected or altered shall exceed thirty-five (35) feet in height, provided; however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side or rear yard regulations.

B. Front Yard Regulations:

1. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

C. Side Yard Regulations:

1. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

2. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

D. Rear Yard Regulations:

1. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

E. Lot Area Regulations:

1. Each lot or parcel shall have an area on not less than two (2) acres, except that additional lot area may be required by the Olmsted County Health Department to meet Board of Health Regulations.

2. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

F. Lot Width Regulations:

1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

2. A lot serviced by a public or other centralized sewage collection and treatment system shall be a minimum lot width of sixty (60) feet at the front building line.

G. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.

H. Off-Street Parking Regulations: See Section 10.04.

I. Bufferyard Regulations: See Section 10.08.

J. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.08 MEDICAL INSTITUTIONAL DISTRICT (MI):

The purpose of this district is to provide within the Urban Service Area of the Comprehensive Plan suitable locations for medical institutional uses. The location of this district should minimize conflicts with residential and agricultural uses.

A. Permitted Uses:

1. Hospitals

2. Public health centers

3. Diagnostic centers

4. Treatment centers

5. Rehabilitation centers

6. Nursing homes

7. Medical research facilities

8. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

B. Conditional Uses:

1. Small non-utility wind energy conversion system.

C. General District Regulations:

A. Height Regulations: No building or structure shall exceed thirty-five (35) feet in height, provided; however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side and rear yard setback regulations.

B. Front Yard Regulations:

1. A minimum front yard depth of not less than forty-five (45) feet shall be provided.

C. Side Yard Regulations:

1. A minimum side street yard width of not less than forty-five (45) feet shall be provided.

2. A minimum interior yard width of not less than twenty-five (25) feet shall be provided.

D. Rear Yard Regulations:

1. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

E. Lot Area Regulations:

1. Each lot or parcel shall have an area of not less than two (2) acres, except when additional lot area may be required by the Olmsted County Health Department to meet Board of Health Regulations.

2. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

F. Lot Width Regulations:

1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

2. A lot serviced by a public or other centralized sewage collection and treatment system shall be a minimum lot width of sixty (60) feet at the front building line.

G. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.

H. Off-Street Parking Regulations: (See Section 10.04.)

D. Wind Energy Conversion System Standards:

A. The height of the WECS including the blades shall be limited to 200 feet.

B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.

D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.09.1 AGRICULTURAL/RESOURCE COMMERCIAL DISTRICT – Aggregate Extraction and Reuse

The purpose of this district is to provide a suitable location for agricultural and resource uses within the Resource Protection Area of the Olmsted County Land Use Plan and in undeveloped areas in urban service areas and suburban subdivision areas with significant geologic resources. The application of this district will be considered in areas with significant geologic resources where access or traffic generated by the site will not adversely impact the safety or operation of a federal or state highway or intersections on the County State Aid System; areas that uses located within this district should support agricultural and resource uses, prevent destruction or disruption of significant

habitats, and avoid conflicts with agricultural and residential uses. These uses should not require additional public investment in infrastructure as a result of establishment of the use, except where provided at the applicant's expense. This district should be applied where the potential for commercial and industrial uses following restoration of an aggregate-related use is limited by access, location, impacts on residences or other sensitive uses, impacts on natural habitats, or other considerations.

A. General standards:

1. Unless specified below, the minimum lot size for uses in this district is 5 acres.

2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.

3. Front yard and side street side yard setbacks shall be a minimum of 45' from the road right of way line, or, if it results in a deeper setback, 45' from a line measured from and parallel to the road centerline as shown in the following table:

Roadway Design Classification	Expressway		Super 2	Other Arterials and Collectors		Other County and State Roads	Other Roads
Volume (ADT)	≤ 10,000	≥ 10,000	All	≤ 10,000	≥ 10,000	All	All
Setback from ROW	45'	45'	45'	45'	45'	45'	45'
Setback from Centerline	95'	105'	100'	95'	100'	95'	78'

4. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 50 feet.

5. No building shall exceed thirty-five (35) feet in height; provided, however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side and rear yard setback regulations.

6. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

7. Height Regulations for WECS: There shall be no height regulation placed on a WECS. The WECS located in this district shall comply with the setback requirements of Section 10.50.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses:

USE	MINIMUM LOT SIZE	OTHER STANDARDS
1.Tree and brush disposal facilities		No closer than ¼ mile from an existing residence or residentially zoned property
2.Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications	none	
3. Asphalt concrete or concrete plants producing road-surfacing material	none	located on the same property as a gravel pit or other source of aggregate providing at least 50% of the aggregate used in processing No closer than ¼ mile from an existing residence or residentially zoned property; equipped with best available odor and emission control equipment
4.Extraction of sand and gravel, quarrying	5	Hours of operation, especially hauling and blasting, may be restricted based on impact on neighbors
5.Archery and gun clubs and shooting ranges as a post-restoration reuse of sand and gravel pits or quarries	Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
6.Golf courses as a post-restoration reuse of sand and gravel pits or quarries	40	
7.Non-motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries	Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
8.Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations	None	
9.Motocross race tracks and other motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.	Hours of operation may be restricted based on impact on neighbors	No closer than ½ mile from an existing residence or residential zone

USE	MINIMUM LOT SIZE	OTHER STANDARDS
10.Small Utility Wind Energy Conversion System	No closer than ¼ mile from a residence or residential district	

Section 8.09.2 AGRICULTURAL/RESOURCE COMMERCIAL DISTRICT – Land Intensive Low Impact Uses

The purpose of this district is to provide for certain uses within the Resource Protection Area of the Olmsted County Land Use Plan that are land intensive, generate low traffic volumes, entail low levels of sewage generation, and that do not normally require urban services. The application of this district will be considered in areas having proximity to major highways where access or traffic generated by the site will not adversely impact the safety or operation of a federal or state highway or intersections on the County State Aid System. Uses located within this district should support agricultural and resource uses, prevent destruction or disruption of significant habitats, and avoid conflicts with agricultural and residential uses, and should be uses that by their nature require large amounts of open space, or that require a remote rural setting. These uses should not require additional public investment in infrastructure as a result of establishment of the use.

A. General standards:

1. Unless specified below, the minimum lot size for uses in this district is 5 acres.

2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.

3. Front yard and side street side yard setbacks shall be a minimum of 45’ from the road right of way line, or, if it results in a deeper setback, 45’ from a line measured from and parallel to the road centerline as shown in the following table:

Roadway Design Classification	Expressway		Super 2	Other Arterials and Collectors		Other County and State Roads	Other Roads
Volume (ADT)	≤ 10,000	≥ 10,000	All	≤ 10,000	≥ 10,000	All	All
Setback from ROW	45'	45'	45'	45'	45'	45'	45'
Setback from Centerline	95'	105'	100'	95'	100'	95'	78'

4. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 50 feet.

5. Height Regulations for WECS: There shall be no height regulation placed on a WECS. The WECS located in this district shall comply with the setback requirements of Section 10.50.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses:	Minimum Lot Size	Other Standards	Other Standards
1. Tree and brush disposal facilities		No closer than ¼ mile from an existing residence or residentially zoned property.	
2. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.	none		
3. Asphalt concrete or concrete plants producing road-surfacing material	none	located on the same property as a gravel pit or other source of aggregate providing at least 50% of the aggregate used in processing	No closer than ¼ mile from an existing residence or residentially zoned property; equipped with best available odor and emission control equipment
4. Extraction of sand and gravel, quarrying		Hours of operation, especially hauling and blasting, may be restricted based on impact on neighbors	
5. Archery and gun clubs and shooting ranges as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
6. Golf courses as a post-restoration reuse of sand and gravel pits or quarries.	40		

C. Conditional Uses:	Minimum Lot Size	Other Standards	Other Standards
7. Non-motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
8. Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations.	none		
9. Motocross race tracks and other motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ½ mile from an existing residence or residential zone
10. Small Utility Wind Energy Conversion System		No closer than ¼ mile from a residence or residential district	

C. Conditional Uses: Minimum Lot Size Other Standards

A. Conditional Uses:	Minimum Lot Size	Other Standards
1. Tree and brush disposal facilities		No closer than ¼ mile from a residence or residential zone
2. Landfills and demolition landfills		No closer than ¼ mile from a residence or residential zone
3. Recyclable waste transfer facilities		No closer than ¼ mile from a residence or residential zone OR entirely within a structure
4. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.	none	
5. Asphalt concrete or concrete plants producing road-surfacing material		Equipped with best available odor and emission control equipment; no closer than ¼ mile from a residence or residential zone;
6. Extraction of sand and gravel, quarrying		
7. Archery and gun clubs and shooting ranges.		No closer than ¼ mile from an existing residence or residential zone
8. Golf courses or golf driving ranges	40	
9. Motocross and other motorized outdoor recreation uses		No closer than ½ mile from an existing residence or residentially zoned property; Hours of operation may be restricted based on impact on neighbors
10. Public utility service buildings and yards, electrical transformer		

A. Conditional Uses:	Minimum Lot Size	Other Standards
stations, substations, and gas regulator stations.		
11. Commercial and industrial uses primarily intended to serve agricultural uses		
12. Livestock facilities such as experiment stations, stockyards, transfer stations, and breeding facilities		No closer than ¼ mile from an existing residence or residentially zoned property
13. Farm implement dealerships and sales yards. Automobile and truck sales lots are not permitted.		
14. Commercial greenhouses and landscape nurseries.		
15. Licensed farm winery as a year-round principal use.		Must be associated with and adjacent to a farm engaged in viticulture (vineyard)
16. Facilities for the sale and distribution of agricultural products; such as seed, fertilizer, pesticides. This does not include uses that are conducted as part of a farm operation		
17. Manufactured home sales		
18. Airports and landing fields and associated structures as described in Section 5.00 (B) (5), except not limited to the use of the owner.		No closer than ¼ mile from an existing residence or residentially zoned property
19. Building material storage yards excluding retail sales.		
20. Contractors' equipment storage yards.		
21. Home improvement trades excluding retail sales, including electricians, plumbers, building contractor shops and services, and other similar uses characterized by off-site work.		
22. Personal and household rental storage (mini-storage warehouses).		
23. Welding shops and equipment and vehicle repair facilities except routine automotive service		
24. Transmission repair shops		
25. Vehicle impound facilities		Screened from view in accordance with standards applicable to junkyards

A. Conditional Uses:	Minimum Lot Size	Other Standards
26. Small utility wind energy conversion system (wind turbines)		no closer than ¼ mile from a residence or residential zone
27. Production of bio-diesel, ethanol, methanol, or similar biomass fuels by fermentation of agricultural crops or forest products		no closer than ¼ mile from a residence or residential zone

Section 8.10 SPECIAL DISTRICTS:

The purpose of the Special District is to permit the creation of special zoning districts in order to promote the public health, safety, and general welfare by allowing for a more flexible method of administration of land use regulations. The purposes and the conditions creating the desirability of such regulations are determined to be as stated in this section:

A. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.

1. Compliance with Comprehensive Plan: Special Districts and the regulations established therein shall be in accord with and shall promote the purposes and policies set forth in the Comprehensive Plan.

2. Effect: The effect of a special district designation shall be to establish land use regulations within a specific described area, which are unique to that area, and which are adopted by the Oronoco Township Board of Supervisors.

3. Procedure for establishment: A special district designation shall be established by resolution in accordance with the following procedure:

a) A Special District proposal may be initiated by motion of the Board, or the Planning Commission;

b) The Planning Commission shall conduct a public hearing on the proposed Special District, after giving public notice in accordance with Minnesota Statutes;

c) Within 35 days of the public hearing, the Commission shall, by motion, recommend in favor of or against establishment of a Special District, with or without modification;

d) The Board shall conduct a public hearing in accordance with Minnesota Statutes. The Board shall adopt findings and act upon the proposal within 35 days of the hearing.

Section 8.11 Zumbro Sound (ZS-Special District):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Zumbro Sound Special District (Zumbro Sound) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date April 16, 1983 and updated July 19, 1999) for Olmsted County. The special district is established under the provisions and land development policies of Suburban Development which are contained in the Olmsted County General Land Use Plan dated November 1995 and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of the County of Olmsted.

This district will provide for seven (7) residential lots on a community wastewater treatment system with a common collection system and shared well.

The following provisions shall be the zoning regulations applicable to this zoning district (ZS-Special District) as approved by the Olmsted County Board in accordance with Board Resolution 01-__, dated _____, 2001. The terms and provisions of this Special District shall remain in effect until such time that it is amended by the Olmsted County Board.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 35 acres and is legally described as follows:

All of the Southeast Quarter of the Northeast Quarter of Section 3, Township 108 North, Range 14 West, Olmsted County, Minnesota except that part described as follows:

Commencing at the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 3; thence North 89 degrees 09 minutes 25 seconds East, assumed bearing, along the north line of the Southeast Quarter of said Northeast Quarter, 400.34 feet for a point of beginning; thence South 14 degrees 51 minutes 35 seconds East, 129.27 feet; thence South 53 degrees 08 minutes 38 seconds East, 252.63 feet; thence North 59 degrees 28 minutes 34 seconds East, 100.80 feet; thence North 89 degrees 09 minutes 25 seconds East, 596.66 feet to the east line of the Southeast Quarter of said Northeast Quarter; thence North 01 degree 16 minutes 22 seconds West, along said east line, 230.01 feet to the northeast corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 09 minutes 25 seconds West, along the north line of the

Southeast Quarter of said Northeast Quarter, 913.70 feet to the point of beginning.

Being subject to easements, restrictions, and covenants of record.

Together with and subject to a 66.00 foot private driveway easement running over and across the Southeast Quarter of the Northeast Quarter of Section 3, Township 108 North, Range 14 West, Olmsted County, Minnesota. Said easement extends 33.00 feet to the left and 33.00 feet to the right of the following described centerline:

Commencing at the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 3; thence North 89 degrees 09 minutes 25 seconds East, assumed bearing, along the north line of the Southeast Quarter of said Northeast Quarter, 400.34 feet for a point of beginning of the center line to be described; thence South 14 degrees 51 minutes 35 seconds East, 129.27 feet; thence South 53 degrees 08 minutes 38 seconds East, 252.63 feet and there terminating.

B. Land Use/Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is designated for Resource Protection in accordance with the Land Use Plan for Olmsted County as adopted in November of 1995.

2. Zoning Regulations: The property is zoned as an "exception" and the general district zoning regulations of the R-1 Low Density Residential District of the Olmsted County Zoning Ordinance updated June 19, 1999, shall apply except as herein modified by the regulations of the Special District:

    a) The minimum lot size shall be one and one half acres and the minimum lot width at the front building line shall be 120 feet except on cul-de-sacs the minimum lot width at the front building line shall be 80 feet. The approximate density shall be one (1) lot to 4.6 acres.

    b) The lots within the subdivision will be served by a community wastewater treatment system with a common collection system and a shared well.

    c) The provision of Section 6.02(B) conditional uses of the Olmsted County Zoning Ordinance shall not apply.

    d) No building or any part thereof shall be erected on any lot within thirty (30) feet of the front lot line, or closer than twenty (20) feet to any side or lot line. The rear yard setbacks shall be limited by

the designated buildable area as shown on the Special District Exhibit. In no case shall the rear yard be less than 100 feet.

3. Wastewater Treatment System, Common Collection System and Shared Wells

a) Wastewater Treatment System

(1) The subdivision will be served by a community wastewater treatment system (CWTS) located on Outlot A. Easements will be provided for the treatment site (drainfield) on outlot "A" and for the sewage disposal line and access road to the drainfield site.

(2) The CWTS will provide a septic tank on each lot.

(3) Access to the treatment site shall be provided by constructing a service road within the designated access easements.

(4) Upon completion of the Community Wastewater Treatment System and common collection system the ownership shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency that is equipped, staffed and properly licensed to operate such system (Agency). The operation, maintenance, repair and monitoring of the system shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency.

(5) Woodward Properties (owner) shall transfer ownership of the systems within Outlot "A" to PCS or equivalent. PCS or another Agency shall own the CWTS for the life of the subdivision or upon connection to a municipal system.

If PCS or another Agency elects to sell the system, it shall be done on the following terms:

a. PCS or another Agency shall provide the Oronoco Townboard and the Olmsted County Board with a written notice of the sale or transfer of the systems to another entity at least six (6) months prior to the planned execution of the change of ownership.

b. PCS or another Agency hereby agrees to sell or transfer the system to a qualified entity with a properly licensed operator as specified by Olmsted County.

c. PCS or another Agency shall also have the option of transferring or selling the systems to the owners of the lots within the Woodward Subdivision. Should this occur the lot owners shall be required to form a Homeowners Association which shall assume all the responsibilities from PCS or another Agency for the systems. The Association shall retain the services of a properly licensed operator to operate, maintain, repair, and monitor the systems.

An agreement shall be executed between PCS or another Agency and the lot owners designating as the responsible party for the CWTS and PCS or another Agency shall execute an agreement with each individual lot owner served by the CWTS to perform the same duties.

PCS or another Agency shall charge each lot owner a fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system.

b) Common Collection System (sewermain):

(1) The common collection system shall be constructed in accordance with the engineering plans that will be submitted with the preliminary plat. It will be constructed as part of the subdivision work.

(2) A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

(3) The service lines on the individual owners lot from the septic tank to the house shall be considered private and the responsibility of the individual lot owner.

(4) PCS or another Agency shall maintain the same level of responsibility and service as stated in 3(a)(6).

c) Shared Wells:

(1) A shared well shall be located as shown on the water supply plans and constructed as the lots are developed.

(2) A six (6) party shared well will be utilized.

4. Public Improvement: The roadways within the subdivision shall be constructed as public roadways in accordance with the applicable standards adopted by Oronoco Township.

5. Open Space Preservation Area

An open space conservation area (OPCA) is being created to preserve the amenities of the subdivision and provide for water detention/sedimentation control, common drainfield and trails and recreational uses. The purpose of this OPCA is to specifically identify the wooded areas with steep slopes that require additional protection from removal or destruction. No construction or clearing shall be allowed in this area, except removal of underbrush and general maintenance to preserve and protect the woodland characteristics of Zumbro Sound. It may be necessary to periodically selective cut trees to maintain a viable forest growth to ensure longevity of the tree cover. In this instance, the owner or homeowners association may contract with a forest management consultant, the Minnesota Department of Natural Resources and/or forester to selectively log portions of the wooded areas within the conservation easement.

(a) The open space area is defined as Outlots "A" & "B" less the area dedicated to the CWTS as shown on the Special District Exhibit.

(b) Each lot owner shall be informed of the preservation areas by the Special District Exhibit and Text and the Protective Covenants that will be recorded with the final plat.

(c) The Special District Exhibit identifies the potential buildable areas of each lot. All potential lot owners shall take into consideration the effect of the placement of the home or building might have on the wooded areas of the lot.

The final position of the home or building within the designated buildable area shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than specified in B2(d) of this text if it is in the opinion of the Committee that the change is consistent with the basic principles of good site interrelationship.

In addition in order to maintain the wooded character of Zumbro Sound, clearing in the setback areas shall be limited to underbrush and general maintenance of the woods. An owner shall be permitted to sufficiently clear to allow access to the owner's home site. All such permitted clearing shall be subject to the approval of the Architectural Control Committee.

6. Forestry Management Plan

A Forestry Management Plan will be created and implemented with the assistance of the Minnesota Department of Natural Resources (DNR) to preserve and protect the value of the existing woodland area of the site.

The Management Plan shall be included in the Protective Covenants for the project. The Covenants shall be recorded to ensure perpetuation of the plan as the property or lots change ownership.

7. Turf Management

Zumbro Sound is located adjacent to environmentally sensitive areas including the Regulatory Shoreland District as defined and identified in the Zoning Ordinance of Olmsted County.

The Turf Management Plan shall be included in the Protective Covenant for the project. The Plan shall address proper fertilization, mowing, watering, and pesticide application procedures on lawns and gardens to minimize potential pollution.

8. Agricultural Protection

The Protective Covenants for Zumbro Sound shall include language that discloses that the Woodward development is adjacent to active agricultural operations and that it is expected that these operations shall continue on an indefinite basis.

Notice shall be given to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

Section 8.12 THE LANDINGS AT SANDY POINT SPECIAL DISTRICT (LSP-SD):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Common Interest community Number _____ known as The Landings at Sandy Point Special District (LSP-SD) that vary from the standard requirements and regulations of a conventional mixed low density residential district of the adopted Zoning Ordinance (effective date February 28, 2002 and updated February 7, 2005) for Oronoco Township. The Special District is established under the provisions and land development policies of Suburban Development Exception Areas, which are contained in the Olmsted County General Land Use Plan dated November 1995, the Planned Unit Development rules attached as Exhibit "A", and the authority to establish Special Districts are contained in Section 8.10 of the Zoning Ordinance of the County of Olmsted.

This district will provide for a residential Common Interest Community for 11 residential attached units within the shoreland district with common walls, community wastewater treatment system, common collection system, shared well, and private drive and common open space.

The following provisions shall be the zoning regulations applicable to this zoning district (LSP – SD) as approved by the Oronoco Townboard in accordance with Board Resolution_____ dated _____, 2005. The terms and provisions of this Special District shall remain in effect until such time that it is amended by Oronoco Townboard.

C. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 3.84 acres and is legally described as follows:

Outlot 1 of Mike's Sandy Point, Olmsted County, Minnesota, less commencing for a place of beginning at the Northeasterly corner of Lot 1 of Mike's Sandy Point, running thence South 65 degrees 15 minutes West along the northerly line of said Lot 1 to the water's edge of the Hydro-Electric Reservoir as given in the plat of record of Mike's Sandy Point, running thence Northwesterly along said water's edge to a point which is 74.5 feet northerly of the northerly line of said Lot when measured at right angles to the northerly line of said Lot, running thence North 65 degrees 15 minutes East parallel with said northerly line of Lot 1 to a point distance 74.5 feet and at right angles to said lot line taken at the northeasterly corner of said lot, running thence southeasterly 74.5 feet to the place of beginning.

Containing 3.84 acres more or less.

D. Land Use/ Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is identified as an Exception Area within Oronoco Township in accordance with the Land Use Plan of Olmsted County as adopted in November of 1995. The current use of the property is a restaurant/bar with one single-family residence.

2. Shoreland Management Zone of Lake Zumbro, a Recreational Development Lake, Planned Unit Development Standards: The entire property within the Special District lies within the Shoreland Management Zone of Lake Zumbro. The design standards of The Landings at Sandy Point shall be governed by the Planned Unit Development Standards adopted from the Minnesota Department of Natural Resources Rules 6120.3800 and as amended and attached in Exhibit "A" and is hereby accepted in accordance with the Oronoco Townboard Resolution approving this Special District.

3. Zoning Regulations: The general district zoning of the R-2 mixed low density residential district of the Olmsted County Zoning Ordinance, dated February 28, 2002 and updated February 7, 2005, shall apply except as herein modified by the regulations of the Special District:

    a. The residential Common Interest Community unit density shall be 2.86 units per acre and shall not be exceeded. There shall be a maximum of four units attached in one cluster. All other site regulations shall be as contained in this Special District Plan in accordance with Section 6.04 C (2) of the current Zoning

Ordinance, the attached Planned Unit Development Standards from the Minnesota Department of Natural Resources Model Shoreland Ordinances found in Minnesota Rules 6120.3800 attached in Exhibit "A", the Special District Site Plan and in accordance with Minnesota Statutes 515 B concerning Common Interest Communities.

b. The total open space represents 74% of the land area and the maximum coverage of all structures does not exceed thirty (30%) percent of the gross area of the development.

c. The units within the subdivision will be served by a community wastewater treatment system with a common collection system and a shared well.

d. A private drive shall serve the units. It shall be a minimum width of 20 feet.

e. The front yard setback from the edge of the private driveway to the garage shall be a minimum of 20 feet.

f. All units in a cluster will be attached and share one common wall. The end or outside units shall have a minimum of 10' setback from the property line.

E. Wastewater Treatment System, Common Collection System and Shared Well

1. Wastewater Treatment System:

a. The subdivision will be served by a community wastewater treatment system (CWTS) in accordance with the findings and conditions as approved by the Olmsted County Environmental Commission at their June 15, 2005 meeting. All elements of the CWTS from the property line to the drainfield shall be owned in common interest and operated by the Homeowners Association.

b. The CWTS will provide a septic tank or tanks, a nitrogen removal pre-treatment system, a drainfield and a reserve sewage support area. The Olmsted county Environmental Commission approved the CWTS with the following conditions:

c. "Sewage support areas shall be clearly identified by placement of durable posts at 50-foot intervals and at the corners of the support area. The posts shall be marked or signed to define the limits of the sewage support area. The posts shall be embedded before any earth moving for street and lot development takes place, to discourage unauthorized removal of posts and soils. The

developer/engineer shall notify the Inspections Division when the posts and signs are in place. Prior to final approval and signing of the final plat, Inspection Division staff shall inspect the property to verify the placement of the above-mentioned posts."

"ISTS support areas shall be monitored by the developer/owner or his assignee to ensure that the sites are protected from the soil compaction or scalping during plat development/construction."

"Disturbed soils in the support area and over the distribution system shall be promptly sodded or seeded after the soil treatment system is installed, to control erosion that may impact ISTS operation. The developer shall be responsible for the above requirements."

d. "All support areas shall be a minimum of 50 feet from the outer edge of the sinkhole.

e. "Water diversions must be constructed upslope of all drainfields that are proposed to be located on any slope greater than 1%.

f. "All setbacks must meet all the necessary requirements set by Minnesota Chapter 4715, Chapter 4725 and Chapter 7080.

g. "The construction of the septic systems must follow the specifications that were designed by McGhie and Betts.

h. "A copy of the operation and maintenance plan for the system and pre-treatment device must be submitted. A maintenance contract listing qualified personnel must be provided.

i. "Flow measurements must be taken on the community drain field.

j. "All existing septic/pump tanks need to abandoned according to MN Rules Chapter 7080 and witnessed by Inspection Division staff.

k. "A permanent easement must be established for any existing or proposed septic system components not located on the proposed Sandy Point Cove Subdivision property.

l. "An acceptable mitigation plan must be submitted to Inspection Division staff for review prior to signing of the final plat. This plan would be initiated upon unacceptable performance of the proposed pretreatment device.

m. "Monitoring shall include wastewater analysis (nitrogen) of the septic tank influent, septic tank effluent and pretreatment effluent.

Analysis shall be performed at a certified Minnesota lab. Monitoring of the system shall begin when four units are occupied and continue quarterly until six months after all of the units are occupied. If the pretreatment is consistently NOT meeting the required reduction established by the Environmental Commission the mitigation plan would then be initiated. All monitoring reports must be submitted to Inspections Division staff.

n. "Engineered specifications for the collection system must be submitted to Inspections Division staff for review."

o. Access to the treatment site shall be provided by use of the private drive.

p. The CWTS will also serve the single family residential property located to the south identified as the Exceptional Area on the Special District Exhibit in accordance with a recorded Septic System Easement and Operation Agreement.

q. Upon completion of the CWTS and common collection system, the operation shall be the responsibility of a licensed agency holding a Minnesota Pollution Control Agency wastewater treatment operator's license, contracted by the Homeowners Association (Association), that is equipped, staffed, and properly licensed to operate such a system (Agency). The operation, maintenance, repair, and monitoring of the system shall be the responsibility of the designated agency under contract to the Association.

2. Sale of Wastewater Treatment System

If the Association elects to sell the system, it shall be done on the following terms:

(a) The Association shall provide the Oronoco Townboard with a written notice of the sale or transfer and the terms and conditions of ownership and operation of the system to another entity at least six (6) months prior to the planned execution of the change of ownership.

(b) The Association agrees to sell or transfer the system to a qualified entity with a properly licensed operator.

(c) An agreement shall be executed between the Association and the qualified agency designating it as the responsible party for the CWTS and shall execute an agreement with the Homeowners Association served by the CWTS to perform the duties specified by the Environmental Commission

approval. The qualified Agency may charge each unit owner a fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system.

3. Common Collection System (sewermain):

   a. The common collection system shall be constructed in accordance with the engineering plans submitted with the preliminary plat and approved by the Olmsted County Environmental Commission. It will be constructed as part of the subdivision work.

   b. A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

   c. The individual service lines outside of the wall of each unit shall be considered to be owned and operated in common interests and the responsibility of maintenance shall lie with the Homeowners Association.

4. Shared Well:

   A shared well shall be located as shown on the water supply plans in accordance with the following conditions a – h, adopted June 15, 2005 by the Olmsted County Environmental Commission.

   a. " All Lots: All curb stops shall be located as close as feasible to the connection to the main water line serving two or more lots or the central pressure tank.

   b. "Any proposed changes in the well or water distribution system design, construction, or location shall be presented to the Inspections Division for review and approval prior to construction.

   c. "A schedule 40 protective sleeve is required for all water lines that pass under any road. The applicant's Minnesota-licensed professional engineer, prior to the water system being placed into service, shall confirm the installation of the water lines and protective sleeves in writing to the Inspections Division staff.

   d. " When there are two or more dwellings that are to be served by one well, a backflow prevention device shall be provided for each building service line. A dual backflow prevention device meeting the American Society of Sanitary Engineering (ASSE) Standard 1024 shall be installed on each water service line within each dwelling. The owner of the property at the time the water line is installed into the building shall arrange for the installation of the

required backflow prevention device as required through the Olmsted County Water Well Ordinance.

e. " A minimum operating pressure of 30 psi shall be maintained at a dwelling service connection during the maximum momentary volume rate of water flow, or at a rate of 10 gpm, whichever is the greater rate.

f. " Water lines shall be sized to provide a minimum of 10 gpm at the service connection of each dwelling with a minimum of one-inch internal diameter.

g. "Any unused wells in the proposed subdivision must be sealed or put back into use per the Olmsted County Water Well ordinance and Chapter 4725 (State well code).

h. "All septic systems must maintain a minimum ten-foot setback to all water lines.

1. A single 11 party well will be utilized.

2. An Agreement between the Homeowners Association and the licensed agency contracted to operate the system shall be executed to operate, maintain, repair, and replace the well.

5. Private Roadway:

The roadway within the subdivision will be constructed as a private drive in accordance with the minimum standards for two-way traffic.

The private roadway, parking areas, and turn around area, shall be owned in common interest. The Homeowners Association shall be responsible for the maintenance, repair, and reconstruction of the roadway and parking area. Covenants will be drafted that more specifically address the responsibility of the Homeowners Association.

Parking will not be allowed on the private roadway outside of the areas designated on the Special District Exhibit.

6. Common Open Space:

A common open space area (COS) is being created to provide common open space amenities round the units for all members of the Association. The COS shall also include sedimentation basin, landscaping, drainageways, and tree cover. No construction or clearing shall be allowed in this area, except removal of underbrush and general

maintenance to preserve and protect the wooded area of the COS. It may be necessary to periodically selective cut trees for maintenance purposes.

a. The open space within the shore impact zone shall be established, managed and maintained in accordance with the guidelines and best management practices in the book Lakescaping for Wildlife and Water Quality by Henderson, Dindorf and Rozumalski, 1999, Minnesota Department of Natural Resources, the CD_ROM titled "Restore Your Shore" 2002 by the Minnesota Department of Natural Resources, and the provisions of M.R. 6120.3800.

b. Each unit owner shall be informed of the open space area by the Special District Exhibit and Text and the protective covenants that will be recorded with the final plat.

c. The homes shall be located as shown on the Special District Plan and within the area as defined on the final Common Interest Community plat.

d. The erosion control/runoff control plan submitted for the required permit shall include a landscape plan that incorporates the guidelines and best management practices as cited in subpart (a) of this section.

7. Turf Management/Water Runoff:

The Landings at Sandy Point is located adjacent to environmentally sensitive areas including the Regulatory Shoreland District as defined and identified in the Zoning Ordinance of Olmsted County and in Exhibit A (Minnesota Department of Natural Resources Rules 6120.3800 Planned Unit Development).

The Turf Management Plan shall be prepared in accordance with the MNDNR publication Restore Your shore and Lakescaping for Wildlife and Water Quality and shall be included in the Protective Covenants Declaration for the project. The Plan shall address proper fertilization, mowing, watering, and pesticide application procedures on lawns and gardens to minimize potential pollution.

A sedimentation basin shall be constructed in the appropriate location as shown on the Special District Exhibit. A separate construction plan shall be completed for the erosion control and water runoff including the permanent sedimentation basin. The construction plan shall also address the erosion control and runoff during construction activities. The Protective Covenants Declaration will address the ownership, (the

sedimentation basin will be owned by the Homeowners Association) repair, reconstruction and maintenance responsibility of the Homeowners Association for the permanent sedimentation basin.

8. Existing Facilities:

   The property currently contains the Sandy Point Supper Club and one residential house. It is planned to abandon and properly seal the existing well, properly seal the existing septic tank, demolish both structures and protect the existing drainfield for future use. A variance was granted to utilize the existing drainfield as the primary septic system and the reserve system in an area under the former parking lot. The septic system areas are shown on the Special District Exhibit. This work will be subsequent to the approval of the Special District Zone Change.

9. Architectural Control Committee:

   An Architectural Control Committee (ACC) shall be established to ensure long-term uniformity of aesthetic appearance, repair, and maintenance of structures, and on-going issues related to the structures.

   Charlie Brannon, Owner, or his designated representative, shall establish the ACC and remain in charge of the committee until the project is built out. Subsequently, the Homeowners Association shall take control of the Committee. The Protective Covenants Declaration shall define the process by which the ACC is created, managed, and turned over to the Homeowners Association.

10. Phasing:

    The project will consist of one (1) phase with one phase for each of the 11 units.

11. Technical Amendments:

    Every effort will be to design and construct the project in accordance with the approved Special District Exhibit and Text. It may be necessary from time to time to make minor adjustments to the plans based on technical design issues relative to maintaining good engineering and planning practices and interrelationships.

    In no instance shall the density or intensity of development be increased from the original adopted Special District Plan without an approved amendment to the plan.

    EXHIBIT "A"

SHORELAND STANDARDS FOR

PLANNED UNIT DEVELOPMENT

MINNESOTA RULES 6120.3800 PLANNED UNIT DEVELOPMENT.

Subpart 1. Scope of planned unit development provisions. Local governments must consider incorporating, with approval of the commissioner, provisions into shoreland management controls to allow planned unit developments. The provisions may allow planned unit developments for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. The provisions must be consistent with standards in this part. During the period between adoption of parts 6120.2500 to 6120.3900 and adoption of local government official controls meeting the planned unit development standards in part 6120.3800, preliminary plans for each planned unit development must be reviewed for consistency with part 6120.3800 and approved by the commissioner before final local government approval.

Subd. 2. Land use district designation. If local governments allow planned unit developments, the land use districts in which they are an allowable conditional use must be identified in their official controls and on a zoning map. Designation of the districts must be based on consideration of the criteria in part 6120.3200 and the following criteria:

A. existing recreational use of the surface waters and likely increases in use associated with planned unit developments;

B. physical and aesthetic impacts of increased density;

C. suitability of lands for the planned unit development approach;

D. level of current development in the area; and

E. amount and types of ownership of undeveloped lands.

Expansions to existing commercial planned unit developments involving up to six dwelling units or sites, unless the density determined under subpart 6, item A is exceeded, may be allowed as permitted uses under standards developed by local units of government. The date of effect of official controls adopted by each local government under this part must be the base date for determination of expansions. Expansions exceeding these limits must be processed with the Special District Zone Change approval as conditional uses and meet the standards in this part.

Subd. 3. Information requirements. Provisions for submission of adequate information by project proponents must be included in official controls. The provisions must include at least the following:

A. a site plan for the project showing property boundaries, surface water features, existing and proposed structures, sewage treatment systems, topographic contours at ten-foot intervals or less, and other facilities; and

B. documents that explain how the project is designed and will function. These ordinarily include covenants that require membership in a property owners association, various easements, a concept statement describing the project, floor plans for structures, and various other drawings or plans.

Subd. 4. Dwelling unit or site density evaluation.

Proposed new or expansions to existing planned unit developments must be evaluated using the following procedures and standards:

A. The project parcel must be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward:

Shoreland Tier Dimensions	Unsewered (feet)	Sewered (feet)
General development lakes - first tier	200	200
General development lakes - second and additional tiers	267	200
Recreational development lakes	267	267
Natural environment lakes	400	320
All river classes	300	300

B. The area within each tier is next calculated, excluding all wetlands, bluffs, or land below the ordinary high water level of public waters. This area is then subjected to either the residential (subpart 5) or commercial (subpart 6) planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.

Subd. 5. Residential planned unit development density evaluation steps and design criteria. The density evaluation steps and design criteria for residential planned unit developments are contained in items A to D.

A. The area within each tier is divided by the single residential lot size standard for lakes or, for rivers, the single residential lot width standard times the tier depth unless the local unit of government

has specified an alternative minimum lot size for rivers which shall then be used to yield a base density of dwelling units or sites for each tier. Proposed locations and numbers of dwelling units or sites for the residential planned unit development are then compared with these data and map of the evaluation. Local governments may allow some dwelling unit or site density increases for residential planned unit developments above the densities determined in the evaluation if all dimensional standards in part 6120.3300 are met or exceeded. Maximum density increases may only be allowed if all design criteria in subpart 5, item B, are also met or exceeded. Increases in dwelling unit or site densities must not exceed the maximums in the following table. Allowable densities may be transferred from any tier to any other tier further from the shoreland water body or watercourse, but must not be transferred to any other tier closer.

Maximum Allowable Dwelling Unit or site Density Increases

For Residential Planned Unit Developments

Density evaluation tiers	Maximum density increase within each tier (percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

B. The design criteria are:

1. All residential planned unit developments must contain at least five dwelling units or sites.

2. Residential planned unit developments must contain open space meeting all of the following criteria:

(a) At least 50 percent of the total project area must be preserved as open space.

(b) Dwelling units or sites, road rights-of-way, or land covered by road surfaces, parking areas, or structures, except water-oriented accessory structures or facilities, are developed areas and should not be included in the computation of minimum open space.

(c) Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries.

(d) Open space may include outdoor recreational facilities for use by owners of the dwelling units or sites, or the public.

(e) The shore impact zone, based on normal structure setbacks, must be included as open space. At least 50 percent of the shore impact zone area of existing developments or at least 70 percent of the shore impact zone area of new developments must be preserved in their natural or existing state.

(f) Open space must not include commercial facilities or uses, but may contain water-oriented accessory structures or facilities.

(g) The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means.

(h) Open space may include subsurface sewage treatment systems if the use of the space is restricted to avoid adverse impacts on the systems.

3. Centralization and design of facilities and structures must be done according to the following standards:

(a) Residential planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be centralized and designed and installed to meet or exceed applicable standards or rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system.

(b) Dwelling units or sites must be clustered into one or more groups and located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the

ordinary high water level must be increased for developments with density increases. Maximum density increases may only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or additional means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.

(c) Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors.

The number of spaces provided for continuous beaching, mooring, or docking of watercraft must not exceed one for each allowable dwelling unit or site in the first tier. Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers.

(d) Structures, parking areas, and other facilities must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government, assuming summer, leaf-on conditions.

(e) Water-oriented accessory structures and facilities may be allowed if they meet or exceed design standards contained in part 6120.3300, subpart 3, item H, and are centralized.

(f) Accessory structures and facilities may be allowed if they meet or exceed standards in part 6120.3300, subpart 3, item H, and are centralized.

4. Erosion control and stormwater management for residential planned unit developments must:

(a) Be designed, and their construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment

facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant.

(b) Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff.

(c) Administration and maintenance requirements. Before final approval of all residential planned unit developments, local governments must ensure adequate provisions have been developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development as a community.

1. Open space preservation. Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means must be provided to ensure long-term preservation and maintenance of open space. The instruments must include all of the following protections:

(a) commercial uses prohibited;

(b) vegetation and topographic alterations other than routine maintenance prohibited;

(c) construction of additional buildings or storage of vehicles and other materials prohibited; and

(d) uncontrolled beaching prohibited.

2. Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, all residential planned unit developments must use an owners association with the following features:

(a) Membership must be mandatory for each dwelling unit or site purchaser and any successive purchasers.

(b) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites.

(c) Assessments must be adjustable to accommodate changing conditions.

(d) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

3. Conversions. Local governments may allow existing resorts or other land uses and facilities to be converted to residential planned unit developments if all of the following standards are met:

    1. Proposed conversions must be initially evaluated using the same procedures and standards presented in this part for developments involving all new construction. Inconsistencies between existing features of the development and these standards must be identified.

    2. Deficiencies involving water supply and sewage treatment, structure color, impervious coverage, open space, and shore recreation facilities must be corrected as part of the conversion or as specified in the conditional use permit.

    3. Shore and bluff impact zone deficiencies must be evaluated and reasonable improvements made as part of the conversion. These improvements must include, where applicable, the following:

        a. removal of extraneous buildings, docks, or other facilities that no longer need to be located in shore or bluff impact zones;

        b. remedial measures to correct erosion sites and improve vegetative cover and screening of buildings and other facilities as viewed from the water; and

        c. existing dwelling units are located in shore or bluff impact zones, conditions are attached to approvals of conversions that preclude exterior expansions in any dimension or substantial alterations. The conditions must also provide for future relocation of dwelling units, where feasible, to other locations, meeting all setback and elevation requirements when they are rebuilt or replaced.

    4. Existing dwelling unit or dwelling site densities that exceed standards in this part may be allowed to continue but must not be allowed to be increased, either at the time of conversion or in the future. Efforts must be made during the conversion to limit impacts of high densities by requiring seasonal use, improving vegetative screening, centralizing shore recreation facilities, installing new sewage treatment systems, or other means.

Subd. 6. Commercial planned unit development density evaluation steps and design criteria. The density evaluation steps and design criteria for commercial planned unit developments are contained in items A and B:

A. Density evaluation steps:

1. Determine the average inside living area size of dwelling units or sites within each tier, including both existing and proposed units and sites. Computation of inside living area sizes need not include decks, patios, stoops, steps, garages, or porches and basements, unless they are habitable space.

2. Select the appropriate floor area ratio from the following table:

Commercial Planned Unit Development

Floor Area Ratios*

Public waters classes

Sewered general Development lakes; first tier on unsewered general development lakes; urban Second and additional tiers on unsewered general development lakes; recreational development

Average Unit Floor Area (Sq. Ft.)	River Segments	Forested River Segments	Natural Environment Lakes; Remote River Segments
200	.040	.020	.010
300	.048	.024	.012
400	.056	.028	.014
500	.065	.032	.016
600	.072	.038	.019
700	.082	.042	.021
800	.091	.046	.023
900	.099	.050	.025
1,000	.108	.054	.027
1100	.116	.058	.029
1,200	.125	.064	.032
1,300	.133	.068	.034
1,400	.142	.072	.036

Average Unit Floor Area (Sq. Ft.)	River Segments	Forested River Segments	Natural Environment Lakes; Remote River Segments
1,500	.150	.075	.038

*For average unit floor areas less than shown, use the floor area ratios listed for 200 square feet. For areas greater than shown, use the ratios listed for 1,500 square feet. For recreational camping areas, use the ratios listed at 400 square feet. Manufactured home sites in recreational camping areas shall use a ratio equal to the size of the manufactured home, or if unknown, the ratio listed for 1,000 square feet.

3. Multiply the useable area within each tier by the floor area ratio to yield total floor area for each tier allowed to be used for dwelling units or sites.

4. Divide the area computed in subitem (3) by the average determined in subitem (1). This yields a base number of dwelling units and sites for each tier.

5. Determine whether the project is eligible for any additional density increases. To be eligible, projects must meet all of the design standards in item B, and exceed one or more of them. The local unit of government may decide how much, if any, increase in density to allow for each tier, but must not exceed the maximum allowable density increases listed in the following table:

Maximum Allowable Dwelling Unit Or Site Density Increases For Commercial Planned Unit Developments

Tier	Maximum density increase within each tier (percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

6. Allowable densities may be transferred from any tier to any other tier further from the shoreland lake or river, but must not be transferred to any other tier closer.

B. The design criteria are:

1. Open space. Commercial planned unit developments must contain open space meeting all of the following criteria:

    a. At least 50 percent of the total project area must be preserved as open space.

    b. Dwelling units or sites, road rights-of-way, or land covered by road surfaces, or parking areas, except water-oriented accessory structures or facilities, are developed areas and should not be included in the computation of open space.

    c. Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries.

    d. All shore impact zones within commercial planned unit developments must be included as open space, and at least 50 percent of these areas must be preserved in their natural or existing state.

    e. Open space may include outdoor recreation facilities for use by guests staying in dwelling units or sites, or the public.

    f. Open space may include subsurface sewage treatment systems if use of the space is restricted to avoid adverse impacts on the systems.

2. Design of structures and facilities must be done according to the following standards:

    a. Commercial planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be designed and installed to meet or exceed applicable rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system.

    b. Dwelling units or sites must be located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above surface water features, and maximum

height. Maximum density increases may only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or other means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum set back.

c. Structures, parking areas, and other facilities must be designed and located in a manner that minimizes their visibility from surface water features, assuming summer, leaf-on conditions. The structure, dwelling unit, accessory structure, or parking area must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government assuming summer, leaf-on conditions. Vegetative and topographic screening must be preserved, if existing, or may be required to be provided.

d. Water-oriented accessory structures and facilities may be located within shore impact zones if they meet or exceed design standards contained in part 6120.3300, subpart 3, item H.

e. Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps, must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors.

The number of watercraft allowed to be continuously beached, moored, or docked must not exceed one for each allowable dwelling unit or site in the first tier, notwithstanding existing mooring sites in an existing harbor. Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers.

3. Erosion control and stormwater management for commercial planned unit developments must:

a. Be designed, and their construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount

and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant.

b. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff. Impervious surface coverage within any tier must not exceed 25 percent of the tier area, except 35 percent impervious surface coverage may be allowed in the first tier of general development lakes with an approved stormwater management plan and consistency with part 6120.3300, subpart 4.

STAT AUTH: MS s 105.485

HIST: 13 SR 3029

Current as of 12/19/01

Section 8.13 ZUMBRO HAVEN SPECIAL DISTRICT (ZC-SPECIAL DISTRICT):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Zumbro Haven Special District (Zumbro Haven) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date February 1993 and updated June 19, 1999) for Olmsted County. The special district is established under the provisions and land development policies of Suburban Development which are contained in the Olmsted County General Land Use Plan dated November 1995 and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of the County of Olmsted.

This district will provide for 45 residential lots on community wastewater treatment systems with a common collection system and shared wells

The following provisions shall be the zoning regulations applicable to this zoning district (ZH-Special District) as approved by the Olmsted County Board in accordance with Board Resolution 00-24, dated December 7, 2000. The terms and provisions of this Special District shall remain in effect until such time that it is amended by the Olmsted County Board.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 113 acres and is legally described as follows:

The North Half Northwest Quarter Section 11, Township 108 North, Range 14 West, excepting that portion of said North Half Northwest Quarter lying southeasterly of the northwesterly right-of-way line of County Road 118

AND

All that part of the East Half Southwest Quarter Section 2, Township 108 North, Range 14 West lying south and west of Zumbro River

B. Land Use/Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is designated for suburban development in accordance with the Land Use Amendment to the Olmsted County Land Use Plan adopted in November of 1995.

2. Zoning Regulations: The general district zoning regulations of the R-1 Low Density Residential District of the Olmsted County Zoning Ordinance updated December 27, 1995, shall apply except as herein modified by the regulations of the Special District:

   a. The minimum lot size shall be one (0.75) acre (32,670 square feet) and the minimum lot width at the front building line shall be 100 feet except on cul-de-sacs the minimum lot width at the front building line shall be 80 feet. The approximate density shall be one (1) lot to 2.5 acres.

   b. The lots within the subdivision will be served by community wastewater treatment systems with a common collection system and shared wells.

   c. The provision of Section 6.02(B) conditional uses of the Olmsted County Zoning Ordinance shall not apply.

   d. No building or any part thereof shall be erected on any lot within thirty (30) feet of the front lot line. The side yard setback shall have a least width of 8’-0”. The minimum sum of the side yards shall be 18’0”. The rear yard setbacks shall be a minimum of twenty five (25) feet. Unless on Block 2, Lot 5; Block 3, Lot 4; Block 4, Lots 1,4, and 5; Block 5, Lot 4; Block 8, Lots 1,2,4,5,6,7; and Block 9, Lots 3,4,5, and 6 then, in the case where you have an existing building, or any part thereof, constructed prior to May 15th, 2006, on an adjacent lot, the minimum side yard setback shall be the required minimum twenty (20) foot setback, however

an eight (8) foot side yard setback on the opposite side yard shall be allowed for a minimum sum of twenty-eight (28) feet – with the exception of Block 2, Lot 4 and Block 5, Lot 3. These lots may have a minimum side yard lot dimension of ten (10) feet if a written agreement is signed by the existing adjacent homeowner.

3. Wastewater Treatment System, Common Collection System and Shared Wells

   a. Wastewater Treatment System

      (1) The subdivision will be served by community wastewater treatment systems (5 CWTS) located on Outlot A, Outlot B, and Outlot C and Outlot D. Easements will be provided for the treatment sites (drainfields) on the outlots and for the sewage disposal line and access road to the drainfield sites.

      (2) The CWTS will provide a septic tank on each lot.

      (3) Access to the treatment sites shall be provided by constricting a service road within the designated access easements.

      (4) Upon completion of the Community Wastewater Treatment System and common collection systems the ownership shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency that is equipped, staffed and properly licensed to operate such system (Agency). The operation, maintenance, repair and monitoring of these systems shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County.

      (5) Hodge Properties (owner) shall transfer ownership of the systems within Outlots "A", "B", "C" and "D" to PCS or equivalent. PCS or another Agency shall own the CWTS for the life of the subdivision or upon connection to a municipal system.

If PCS or another Agency elects to sell the system, it shall be done on the following terms:

a. PCS or another Agency shall provide the Oronoco Townboard and the Olmsted County Board with a written notice of the sale or

transfer of the systems to another entity at least six (6) months prior to the planned execution of the change of ownership.

b. PCS or another Agency hereby agrees to sell or transfer the system to a qualified entity with a properly licensed operator as specified by Olmsted County.

c. PCS or another Agency shall also have the option of transferring or selling the systems to the owners of the lots within the Zumbro Haven Subdivision. Should this occur the lot owners shall be required to form a Homeowners Association which shall assume all the responsibilities from PCS or another Agency for the systems. The Association shall retain the services of a licensed operator to operate, maintain, repair, and monitor the systems.

An agreement shall be executed between PCS or another Agency and the lot owners designating as the responsible party for the CWTS and PCS or another Agency shall execute an agreement with each individual lot owner served by the CWTS to perform the same duties. PCS or another Agency shall charge each lot owner a fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system.

b. Common Collection System (sewermain):

(1) The common collection system shall be constructed in accordance with the engineering plans that will be submitted with the preliminary plat. It will be constructed as part of the subdivision work.

(2) A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

(3) The service lines on the individual owners lot from the septic tank to the house shall be considered private and the responsibility of the individual lot owner.

(4) PCS or another Agency shall maintain the same level of responsibility and service as stated in 3(a)(6).

c. Shared Wells:

(1) Shared wells shall be located as shown on the water supply plans and constructed as the lots are developed.

(2) Three (3) parties per shared well or greater will be utilized.

4. Public Improvement: The roadways within the subdivision shall be constructed as public roadways in accordance with the applicable standards adopted by Oronoco Township.

5. Open Space Preservation Area

   An open space conservation area (OPCA) is being created to preserve the amenities of the subdivision and provide for water detention/sedimentation control, common drainfield and trails and recreational uses. The purpose of this OPCA is to specifically identify the wooded areas with steep slopes that require additional protection from removal or destruction. No construction or clearing shall be allowed in this area, except removal of underbrush and general maintenance to preserve and protect the woodland characteristics of Zumbro Haven. It may be necessary to periodically selective cut trees to maintain a viable forest growth to ensure longevity of the tree cover. In this instance, the owner or homeowners association may contract with a forest management consultant, the Minnesota Department of Natural Resources and/or forester to selectively log portions of the wooded areas within the conservation easement

   a. The open space area is defined as Outlots A, B, C, and D less the area dedicated to the CWTS as shown on the Special District Exhibit

   b. Each lot owner shall be informed of the preservation areas by the Special District Exhibit and Text and the Protective Covenants that will be recorded with the final plat.

   c. The Special District Exhibit identifies the potential buildable areas of each lot. All potential lot owners shall take into consideration the effect of the placement of the home or building might have on the wooded areas of the lot.

      The final position of the home or building within the designated buildable area shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than specified in 2d of this text if it is in the opinion of the Committee that the change is consistent with the basic principles of good site interrelationship.

      In addition in order to maintain the wooded character of Zumbro Haven, clearing in the setback areas shall be limited to underbrush and general maintenance of the woods. An owner shall be

permitted to sufficiently clear to allow access to the owner's home site. All such permitted clearing shall be subject to the approval of the architectural control committee.

6. Forestry Management Plan

   A Forestry Management Plan will be created and implemented with the assistance of the Minnesota Department of Natural Resources (DNR) to preserve and protect the value of the existing woodland area of the site.

   The Management Plan shall be included in the Protective Covenants for the project. The Covenants shall be recorded to ensure perpetuation of the plan as the property or lots change ownership.

7. Turf Management

   Zumbro Haven is located adjacent to environmentally sensitive areas including the Regulatory Shoreland District as defined and identified in the Zoning Ordinance of Olmsted County.

   The Turf Management Plan shall be included in the Protective Covenant for the project. The Plan shall address proper fertilization, mowing, watering, and pesticide application procedures on lawns and gardens to minimize potential pollution.

8. Agricultural Protection

   The Protective Covenants for Zumbro Haven shall include language that discloses that the Zumbro Haven development is adjacent to active agricultural operations and that it is expected that these operations shall continue on an indefinite basis.

   Notice shall be given to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

Section 8.14 MARKHAM FARM (ZS-SPECIAL DISTRICT):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Markham Farm Special District (Markham Farm) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date February 28, 2002 and updated August 16, 2006) for Oronoco Township. The Special District is established under the provisions and land development policies of Suburban Development, which are contained in the Olmsted County General Land Use Plan, dated November 1995 and

the authority to establish Special Districts is contained in Section 8.10 of the Oronoco Township Zoning Ordinance.

This district will provide for 54 residential lots on community wastewater treatment systems with a common collection system, shared wells and common open space.

The following provisions shall be the zoning regulations applicable to this zoning district (MF–Special District) as approved by the Oronoco Townboard in accordance with Board Resolution 07-___, dated May 7, 2007. The terms and provisions of this Special District shall remain in effect until such time that it is amended by Oronoco Townboard.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 84 acres and is legally described as follows:

PROPERTY DESCRIPTION

The East 90 acres of the Northeast Quarter, Section 10, Town 108, Range 14, except the following parcels:

Parcel 1 - that part starting at a point which is 769.00 feet West of the Quarter corner of the East section line of Section 10, thence North 243.5 feet to a point, thence West 712 feet to a point, thence South 243.5 feet to a point, thence East 712 feet to the place of beginning, Parcel 2 - that part of the Northeast Quarter Section 10, Town 108, Range 14, described as follows:

Beginning at a point on the south line of said Northeast Quarter of Section 10, a distance of 769.00 feet Westerly of the Southeast corner (for purposes of this description bearings are assumed and based on said South line of Northeast Quarter being North 90 degrees 00 minutes 00 seconds West); thence North 00 degrees 00 minutes 00 seconds, a distance of 243.5 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with said South line, 359.00 feet; thence South 00 degrees 00 minutes 00 seconds, a distance of 243.5 feet to said South line of Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds West, along said South line, 359.00 feet to the point of beginning, Olmsted County, Minnesota.

B. Project Narrative

The Markham Farm Special District is a conservation-design style residential development consisting of 54 lots, which incorporates the use of Low Impact Development (LID) principles. This design approach allows for land development while maintaining natural hydrology functions; preservation of community open space; clustering of homes; a reduction of impervious surface; and the use of native vegetation.

This project design approach utilizing smaller lot sizes, clustering home sites, and providing for ample open space assists in preserving the environmentally sensitive areas. It also incorporates the use of community wastewater treatment facilities, stormwater management, and shared wells, which offer a better protection for the environment.

Low Impact Development Principles for the Project include the following:

- Site Planning
  - Integrate comprehensive stormwater management into site development
  - Preserve natural open space.
  - Reduction of size of stormwater ponds and addition of infiltration trenches and swales.
  - Create vegetative buffers for drainage and open space corridors.
  - Construction of an earthen berm with pedestrian trail that also works to capture and divert storm water and reduce erosion.
- Impervious Surface Reduction
  - Reduces the run-off volume and velocity through the use of narrower streets and driveways.
  - Provides for pollutant load reduction.
  - Minimizes adverse effect on hydrology and natural systems (i.e. channel erosion and flooding).
  - Improve water quality.
  - Protect Lake Zumbro from stormwater impacts.
- The Use of Native Vegetation
  - Utilize native plants with deep root structure, which filter pollutants and provides natural rate reduction of run-off.
    - Preserve existing tree cover/vegetation along property boundaries and in designated areas supplement with native vegetation and plantings to provide visual buffer.
  - Woodland Preservation, Drainage Corridors and Wildlife Habitat

- Residents will be clustered on smaller lots (0.60+) with direct access to a comprehensive network of natural and created open space and trail systems.
- Site views and rural character will be preserved.
- Preserves existing woodlands along property boundary and natural drainage corridors.

C. Land Use and Zoning Regulations

1. Land Use: The property within the Special District is designated for Suburban Development in accordance with the 2006 approval by the County Board of a Land Use Plan Amendment to the Olmsted County Land Use Plan adopted in November of 1995.

2. Zoning Regulations: The general district zoning regulations of the R-1 Low Density Residential District of the Oronoco Township Zoning Ordinance shall apply except:

   a. The minimum lot size shall be 0.60+ acre and the minimum lot width at the front building line shall be 130 feet except on curvilinear roadways and cul-de-sac's where the minimum lot width at the front building line shall be 100.

   b. All structures shall be erected within the "building envelope" as shown on the approved Special District Plan attached to this text as Exhibit 'A'.

   c. Front and Side Yard Regulations: No building or part thereof shall be erected on any lot within thirty (30) feet of the front lot line. The side yard setbacks shall have a least width of ten (10) feet and the minimum sum of the side yards shall be twenty five (25) feet.

   d. Rear Yard Regulations: The rear yard setback shall be a minimum of fifty (50) feet from the rear lot line.

   e. The provisions of Section 6.02(B) Conditional Uses of the Oronoco Township Zoning Ordinance shall not apply except a private community building (Community Commons) shall be allowed in the Common Open Space Area as shown on Exhibit 'A', Special District Plan of this text.

   f. The lots within the subdivision shall be served by a Community Wastewater Treatment System (CWTS) with a common collection

system to treat wastewater and shared wells to provide water supply.

D. Wastewater Treatment Systems, Common Collection System, and Shared Wells

1. Wastewater Treatment Systems

a. The subdivision will be served by Community Wastewater Treatment Systems (CWTS) located on Outlots A, D, and E. The Outlots containing the CWTS shall be owned by Badger Pacific (Owner) until such time that the systems are constructed and in operation and then will transfer the ownership to the Homeowners Association.

b. Easements will be provided for each treatment site (drainfields) on the Outlots and for the sewage disposal line and access road to the drainfield site. The easements will allow for the construction and preservation of the CWTS and for access to each drainfield site to allow the owner of the systems to operate, maintain, reconstruct, and monitor each system by the agency that will own the system.

c. The CWTS must be permitted by the MPCA with a state disposal system (SDS Permit).

d. Outlot D shall contain the storage and pumping tanks that serve all the lots within the Special District.

e. Access to the treatment sites (drainfields) shall be provided by constructing a vehicular service road within the designated easement.

f. Badger Pacific (Owner) or their successors shall transfer ownership of the systems within Outlots A, D, and E to Peoples Cooperative Services (PCS) or equivalent. Peoples Cooperative Services or another agency shall own the CWTS for the life of the subdivision or upon connection to another central or municipal treatment system.

If Peoples Cooperative Services or another agency elects to sell the system, it shall be done on the following terms.

(1) Peoples Cooperative Services or another agency shall provide the Oronoco Townboard and the Olmsted County Board with a written notice of the sale or transfer of the system to another entity at least six (6) months prior to the planned execution of the change of ownership.

(2) Peoples Cooperative Services or another agency hereby agrees to sell or transfer the system to a qualified entity with a properly licensed operator as specified by Olmsted County.

(3) Peoples Cooperative Services or another agency shall also have the option of transferring or selling the systems to the owners of the lots within "Markham Farm". Should this occur, the lot owners shall be required to form a Homeowners Association, if one does not exist, which shall assume all the responsibilities from Peoples Cooperative Services or another agency for the system. The Association shall retain the services of a licensed operator approved by Oronoco Townboard and Olmsted County to operate, maintain, repair and monitor the systems.

(4) An Agreement shall be executed between Peoples Cooperative Services or another agency of record and the lot owners designating Peoples Cooperative Services or another agency as the responsible party for the CWTS. Peoples Cooperative Services or another agency shall execute an Agreement with each individual lot owner served by the CWTS to perform the same duties. Peoples Cooperative Services or another agency shall charge each lot owner a pre-determined fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system

(5) If the approved agency defaults on their obligations to the Homeowners Association or elects to charge an unreasonable fee for services, the Protective Covenants contains a provision to resolve all disputes in these matters.

g. Upon completion of the Community Wastewater Treatment Systems and common collection systems, it shall be the responsibility of Peoples Cooperative Services (PCS) of Olmsted County or a similar agency that is equipped, staffed, and properly licensed, to operate such systems (Agency). The operation, maintenance, repair and monitoring of these systems shall be the responsibility of Peoples Cooperative Services of Olmsted County.

2. Common Collection System (sewermain)

a. The common collection system shall be constructed in accordance with the engineering plans prepared by a licensed engineer and submitted with the preliminary plat. It will be constructed as part of the subdivision work as each phase is developed.

b. A sewer service line connection between the front property line and the sewer main shall be constructed with the CWTS.

c. The service line on the individual owners lot from the front property line to the house shall be considered private and the responsibility of each lot owner.

d. Peoples Cooperative Services or another agency shall maintain the same level of responsibility and service as stated in Section D.f of this document.

e. The homeowners collectively or the Homeowners Association will own the collection system and shall be responsible to maintain, repair, and reconstruct if necessary.

3. Shared Wells

a. Shared wells shall be installed at the locations shown on the preliminary plat and construction plans as each phase is developed.

b. A maximum of 14-party shared wells will be utilized.

c. The wells, pumps and appurtenances will be owned by the homeowners collectively or the Homeowner's Association and shall be responsible to maintain and repair the wells, pumps, and appurtenances.

E. Roadway Improvements

1. The roadways within the subdivision will be public and constructed to the standards adopted by Oronoco Township except the width of the roadway shall be 24-foot wide pavement with two-foot wide gravel shoulders. The centerline radius and tangents shall be less than standard.

2. The access roads to the CWTS shall be private and owned, maintained, and repaired by the Homeowners Association.

3. Off-site roadway improvements: Off-site roadway improvements may be necessary and will be identified in the Development Agreement.

F. Open Space

Open space areas are being created or preserved throughout the project to preserve some of the tree-line and vegetation along the property line which will serve as an aesthetic and visual buffer to portions of the adjoining property; to provide for surface water treatment with the use of rate reduction facilities; infiltration basins; and other water quality features; common drainfields (CWTS); provide for pedestrian trail system

of a mixture of paved, bark, or granite chips and grass trails for walking and hiking; and create additional vegetative areas and trees to supplement the existing tree and vegetative cover that will be preserved.

There will be two classifications of open space that will be titled "Community Commons" and "Neighborhood" and are defined in this section. Open space areas will be owned and maintained by the Homeowners Association.

1. The open space area consists of Outlots A, B, C, D, E, F, and G, less the area dedicated for use CWTS as shown on the Special District Plan (Exhibit 'A').

2. Each lot owner shall be informed of the open space areas by the Special District Plan and Text and the Protective Covenants that will be recorded with the final plat.

3. The definition of open space areas are as follows:

(a) Community Commons Area: The Community Commons Area is located on Outlot B. The Community Commons Area will be used for the enjoyment of all of the residents of "Markham Farm". It may include: hiking/walking and cross-country ski trails; picnic shelter; neighborhood gathering areas; shed for storage of maintenance equipment; community gardens; community building; various landscape amenities; and similar uses.

(b) Neighborhood Area: The neighborhood open space provides a pedestrian link between residents of the subdivision. It serves as a buffer around the perimeter of the project, which assists in preserving the existing wooded areas. The neighborhood open space area also connects to the open space in the Zumbro Haven Subdivision, which allows the extension of the wildlife corridor. The open space could also connect to any future developments to the West. The Neighborhood Area shall also contain an entrance monument.

(c) The Special District Plan identifies the potential buildable area of each lot through the use of a "building envelope". The final position of the home within the designated "building envelope" shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than the minimum specified in Section C.2 of this Text, if it is the opinion of the Committee that the change is consistent with the basic principles of good site inter-relationships.

G. Turf Management

The majority of "Markham Farm" drains toward Lake Zumbro, which is an environmentally sensitive area. Because of the proximity to Lake Zumbro and the direction of the surface run-off, a Turf Management Plan will be developed and included in the Protective Covenants for the project. The covenants shall be recorded to ensure perpetuation of the plan.

As a minimum, the Turf Management Plan shall address proper fertilization, mowing, water conservation (no lawn irrigation systems), reduction of phosphorous loading, and pesticide application procedures on lawns and gardens to minimize potential pollution.

H. Tree Management/Preservation

The Markham Farm Special District is interested in tree preservation based on quality; restoration via a replanting program and developing a maintenance plan (particularly addressing invasive species). During the Preliminary Plat stage a tree management plan will be prepared. The management plan will identify "significant trees", defined as healthy hardwoods deciduous trees with a minimum 6" diameter at breast height and coniferous trees more than 12 feet tall. The tree management plan will specify the following:

- The replacement of any significant trees that must be removed during grading or construction with hardwood species not less than 2 '/2 inches in diameter or coniferous trees not less than six feet high.

- The maintenance of significant trees would be subject to protective measures including no grade changes, material storage or construction activity within the root zone and the placement of temporary fencing around the root zone during construction.

- Oak trees pruning shall not be conducted between April 15 and July 1.

- No grade changes that will be maintained would be replaced to allow for removal of the softwood trees within the building envelopes or if they would pose a hazard or management problems due to damage or disease.

- Preserves the existing woodlands along property boundary and natural drainage corridors.

I. Stormwater Management

Stormwater management and erosion control are important elements to the development of this conservation design community. Increases in runoff from the 10 year and 100 year frequency storms due to development will be detained within the development and released at a rate no greater than what existed on the property prior to development. Integrated storm water management facilities will be constructed throughout the site.

J. Agricultural Protection

The Protective Covenants for "Markham Farm" shall include language that discloses the development lies in close proximity to active agriculture operations and that it is expected that these operations shall continue on an indefinite basis.

Notice shall be provided to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

K. Architectural Control Committee

An Architectural Control Committee shall be formed to review all house plans and site plans to ensure proper sitting within identified" building envelopes".

The specific requirements applicable to the homes shall be included in the Protective Covenants.

The Architectural Control Committee shall consist of Badger Pacific or successors or assigns.

L. Phasing

"Markham Farm" will be completed in two phases as shown on the phasing plan which is Exhibit 'B' of this Text. It may be necessary to adjust the boundary and sequencing of some of the phasing limits as the project progresses.

A Development Agreement will be created that will address construction timing and phasing for the project.

M. Technical Amendments

Every effort will be taken to design and construct the project in accordance with the approved Special District Plan and Text. It may be necessary from time to time to make minor adjustments to the plans based on technical design issues or physical limitations relative to maintaining good engineering practices.

In no instance shall the density or intensity of development be increased from the original adopted Special District Plan and Text without an approved amendment to the Plan/Text.

Section 8.15 CEDAR RIDGE (CR-SPECIAL DISTRICT):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Cedar Ridge Special District (Cedar Ridge) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date April 16, 1983 and updated July 19, 1999) for Olmsted County. The special district is established under the provisions and land development policies of Suburban Development, which are contained in the

Olmsted County General Land Use Plan, dated November 1995 and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of the County of Olmsted.

This district will provide for twenty-two (22) residential lots on a community wastewater treatment system with a common collection system and shared wells.

The following provisions shall be the zoning regulations applicable to this zoning district (CR-Special District) as approved by the Olmsted County Board in accordance with Board Resolution 01-73, dated August 14, 2001. The tennis and provisions of this Special District shall remain in effect until such time that it is amended by the Olmsted County Board.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately 46 acres and is legally described as follows:

A part of the Southeast Quarter of Section 34, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 19 minutes 23 seconds West, assumed bearing, along the west line of said Southeast Quarter, 400.00 feet for the point of beginning; thence East 714.76 feet to the west line of Block 2, SAFARI ESTATES; thence North 02 degrees 18 minutes 18 seconds East along said west line; 606.85 feet; thence South 73 degrees 25 minutes 00 seconds East along the northerly line of said Block 2 a distance of 661.94 feet; thence northerly 44.56 feet along the northerly line of Outlot "C", SAFARI ESTATES, and along a nontangential curve, concave southerly, central angle of 42 degrees 33 minutes 29 seconds, radius of 60.00 feet, and the chord of said curve bears North 37 degrees 51 minutes 59 seconds East; thence North 08 degrees 09 minutes 32 seconds West, 1788.07 feet to the north line of said Southeast Quarter; thence North 89 degrees 46 minutes 00 seconds West along said north line, 1158.93 feet to the northwest corner thereof; thence South 00 degrees 19 minutes 23 seconds East along the west line of said Southeast Quarter, 742.13 feet to the north line of SAFARI ESTATES (the next 9 courses are along the northerly, easterly, and southerly boundaries thereof); thence North 89 degrees 40 minutes 37 seconds East, 150.00 feet; thence southeasterly 319.68 feet along a tangential curve, concave southwesterly, central angle of 49 degrees 30 minutes 00 seconds and radius of 370.03 feet; thence South 40 degrees 49 minutes 23 seconds East, 83.72 feet; thence southerly 118.75 feet along a nontangential curve concave southwesterly, central angle of 113 degrees 23 minutes 56 seconds, radius of 60.00 feet, and the chord of said curve bears South 40 degrees 45 minutes 27 seconds East, 100.30 feet; thence South 74 degrees 03 minutes 26 seconds East, 368.29 feet; thence South 23 degrees 19 minutes 23 seconds East, 240.00 feet;

thence South 66 degrees 40 minutes 37 seconds West, 450.00 feet; thence North 67 degrees 19 minutes 23 seconds West, 580.00 feet; thence South 89 degrees 40 minutes 37 seconds West, 50.00 feet to the west line of said Southeast Quarter; thence South 00 degrees 19 minutes 23 seconds East along said west line 941.41 feet to the point of beginning. Being subject to an easement for C.S.A.H. No. 112 along the westerly boundary thereof.

Containing 48 acres more or less.

B. Land Use/Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is designated for Resource Protection in accordance with the Land Use Plan for Olmsted County as adopted in November of 1995.

2. Zoning Regulations: The property is zoned as an "exception" and the general district zoning regulations of the R-1 Low Density Residential District of the Olmsted County Zoning Ordinance updated June 19, 1999, shall apply except as herein modified by the regulations of the Special District:

a. The minimum lot size shall be one (1) acre and the minimum lot width at the front building line shall be 100 feet except on cul-de-sacs the minimum lot width at the front building line shall be 70 feet. The approximate density shall be one (1) lot to 2.0 acres.

b. The lots within the subdivision will be served by a community wastewater treatment system with a common collection system and a shared wells.

c. The provision of Section 6.02(B) conditional uses of the Olmsted County Zoning Ordinance shall not apply.

d. No building or any part thereof shall be erected on any lot within thirty (30) feet of the front lot line, or closer than twenty (20) feet to one side lot line and eight (8) feet to the other. The rear yard setbacks shall be limited by the designated buildable area as shown on the Special District Exhibit. In no case shall the rear yard be less than 50 feet.

3. Wastewater Treatment System, Common Collection System and Shared Wells

a. Wastewater Treatment System

(1) The subdivision will be served by two community wastewater treatment systems (CWTS), one located on Outlot A, and the other

along back the first line of Lots 1-5. Easements will be provided for each of the treatment sites (drainfields) and for the sewage disposal line and access road to the drainfield sites.

(2) The CWTS will provide a septic tank on each lot.

(3) Access to the treatment site shall be provided by constructing a service road within the designated access easements.

(4) Upon completion of the Community Wastewater Treatment System and common collection system the ownership shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency that is equipped, staffed and properly licensed to operate such system (Agency). The operation, maintenance, repair and monitoring of the system shall be the responsibility of Peoples Cooperative Service (PCS) of Olmsted County or similar agency.

(5) Cedar Ridge Properties (owner) shall transfer ownership of the systems within Outlot "A" to PCS or equivalent. PCS or another Agency shall own the CWTS for the life of the subdivision or upon connection to a municipal system

If PCS or another Agency elects to sell the system, it shall be done on the following terms:

a. PCS or another Agency shall provide the Oronoco Townboard and the Olmsted County Board with a written notice of the sale or transfer of the systems to another entity at least six (6) months prior to the planned execution of the change of ownership.

b. PCS or another Agency hereby agrees to sell or transfer the system to a qualified entity with a properly licensed operator as specified by Olmsted County.

c. PCS or another Agency shall also have the option of transferring or selling the systems to the owners of the lots within the Cedar Ridge Subdivision. Should this occur the lot owners shall assume ownership under the Homeowners Association, which shall assume all the responsibilities from PCS or another Agency for the systems. The Association shall retain the services of a properly licensed operator to operate, maintain, repair, and monitor the systems.

An agreement shall be executed between PCS or another Agency and the lot owners designating as the responsible party for the CWTS and PCS or

another Agency shall execute an agreement with each individual lot owner served by the CWTS to perform the same duties. PCS or another Agency shall charge each lot owner a fee based on water usage to cover the cost of operating, maintaining, repairing, and monitoring the system.

b. Common Collection System (sewermain):

(1) The common collection system shall be constructed in accordance with the engineering plans that will be submitted with the preliminary plat. It will be constructed as part of the subdivision work.

(2) A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

(3) The service lines on the individual owners lot from the septic tank to the house shall be considered private and the responsibility of the individual lot owner.

(4) PCS or another Agency shall maintain the same level of responsibility and service as stated in 3(a)(6).

c. Shared Wells:

(1) Shared wells shall be located as shown on the water supply plans and constructed as the lots are developed.

(2) Two (2) shared wells will be utilized.

4. Public Improvement: The roadways within the subdivision shall be constructed as public roadways in accordance with the applicable standards adopted by Oronoco Township.

5. Open Space Preservation Area

An open space conservation area (OPCA) is being created to provide pertinent open space. It will also provide for water detention/sedimentation control, common drainfield and an easement for future sanitary lift station to be constructed, maintained and owned by the City of Rochester. The purpose of this OPCA is to provide a natural buffer area between existing development and Cedar Ridge, as well as providing water detention and/or sedimentation control of common open space for the use and enjoyment of the residents within the Special District. The Homeowners Association will own, control, maintain, and preserve the open space area.

(a) The open space area is defined as Outlot "A" less the area dedicated to the CWTS as shown on the Special District Exhibit.

(b) Each lot owner shall be informed of the preservation areas by the Special District Exhibit and Text and the Protective Covenants that will be recorded with the final plat.

(c) The Special District Exhibit identifies the potential buildable areas of each lot. All potential lot owners shall take into consideration the effect of the placement of the home or building might have on any wooded areas of the lot.

The final position of the home or building within the designated buildable area shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than specified in B2(d) of this Text if it is in the opinion of the Committee that the change is consistent with the basic principles of good site interrelationship.

6. Turf Management

Although Cedar Ridge is not located adjacent to any environmentally sensitive areas, a Turf Management Plan will be adopted.

The Turf Management Plan shall be included in the Protective Covenant for the project. The Plan shall address proper fertilization, mowing, watering, and pesticide application procedures on lawns and gardens to minimize potential pollution.

7. Agricultural Protection

The Protective Covenants for Cedar Ridge shall include language that discloses that the development is in close proximity to active agricultural operations and that it is expected that these operations shall continue on an indefinite basis.

Notice shall be given to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

Section 8.16 RIVER RIDGE FOUR SPECIAL DISTRICT (RRF-SPECIAL DISTRICT):

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the River Ridge Four Special District (RRF – Special District) that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance (effective date February 28, 2002 and updated August 7, 2011) for Oronoco Township. The special district is established under the provisions and land development policies of Suburban Development which are contained in the Olmsted County General Land Use Plan dated November 1995 amended March 25, 2014 and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of Oronoco Township.

This district will provide for five (5) residential lots on community wastewater treatment systems with a common collection system and one (1) shared well.

The following provisions shall be the zoning regulations District) as approved by the Oronoco Townboard in May 6, 2019. The terms and provisions of time that it is amended by the Oronoco Townboard.

A. Legal description of property within Special District

The area (described property) included in the Special District contains approximately and is legally described as follows: (Exhibit A is the Special District Plan.)

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 26; thence North 00 degrees 00 minutes 00 seconds East, assumed bearing, along the west line of said Southwest Quarter, 70.52 feet to the north line of Frederichs Drive NW as dedicated in the recorded plat of RIVER RIDGE FIRST SUBDIVISION for the point of beginning (the next 4 courses are along said north line); thence North 90 degrees 00 minutes 00 seconds East, 33.00 feet; thence North 57 degrees 11 minutes 27 seconds East, 155.73 feet; thence northeasterly 359.74 feet along a tangential curve, concave southeasterly, central angle of 19 degrees 57 minutes 12 seconds, radius of 1033.00 feet, and the chord of said curve bears North 67 degrees 10 minutes 03 seconds East, 357.93 feet to the westerly line of Block 6, RIVER RIDGE THIRD SUBDIVISION (the next 3 courses are along the westerly and northerly lines of said Block 6); thence North 14 degrees 24 minutes 39 seconds West, not tangent to said curve, 651.52 feet; thence North 53 degrees 12 minutes 28 seconds East, 434.98 feet; thence North 71 degrees 10 minutes 00 seconds East, 286.59 feet to the most northerly corner of Lot 4 in said Block 6; thence North 26 degrees 15 minutes 24 seconds West, 50.44 feet; thence South 71 degrees 10 minutes 00 seconds West, 287.97 feet to the most easterly corner of Block 6, RIVER RIDGE SECOND SUBDIVISION; thence South 53 degrees 12 minutes 28 seconds West, along the southeasterly line of said Block 6, a distance of 476.37 feet to the northeast corner of Outlot "B" in said RIVER RIDGE SECOND SUBDIVISION; thence South 14 degrees 24 minutes 39 seconds East, along the east line of said Outlot "B", 229.48 feet; thence South 90 degrees 00 minutes 00 seconds West, along the south line of said Outlot "B", 412.52 feet to the west line of the Southwest Quarter of said Section 26; thence South 00 degrees 00 minutes 00 seconds West, along said west line, 693.98 feet to the point of beginning.

Containing 7.85 acres, more or less.

B. Land Use/Zoning Regulations/Sewage Treatment and Water Supply

1. Land Use: The property within the Special District is designated for suburban development in accordance with the Land Use Amendment to the Olmsted County Land Use Plan adopted in November of 1995 and amended March 25, 2014.

2. Zoning Regulations: The general district zoning regulations of the R-1 Low Density Residential District of the Oronoco Township Ordinance shall apply except as herein modified by the regulations of the Special District:

   a. The minimum lot size shall be one (1.00) acre (43,560 square feet) and the minimum lot width at the front building line shall be 100 feet. The approximate density shall be one (1) lot to 2.03 acres.

   b. The lots within the subdivision will be served by community wastewater treatment systems with a common collection system and shared wells.

   c. The provision of Section 6.02(B) conditional uses of the Oronoco Township Zoning Ordinance shall not apply.

   d. No building or any part thereof shall be erected on any lot within thirty (30'-0") feet of the front lot line. The sideyard setback shall have at least a width of 10'- 0" for all structures (existing and future). The rear yard setbacks shall be a minimum of twenty-five (25'-0") feet.

3. Wastewater Treatment System, Common Collection System and Shared Wells

   a. Wastewater Treatment System

      (1) The subdivision will be served by community wastewater treatment system (CWTS) located within an easement on Lots 1 and 2, Block 2 and Lots 1, 2 and 3, Block 1. Easements will be platted for the treatment sites (drainfields) on these lots.

      (2) The CWTS will provide septic tanks on each Drainfield site.

(3) Upon completion of the Community Wastewater Treatment System and common collection system, the ownership shall be the responsibility of an agency that is equipped, staffed, and properly licensed to operate such system (Agency). The operation, maintenance, repair and monitoring of this system shall be the responsibility of the Agency.

(4) The Owner shall transfer ownership of the system with the easements on Lots 1 and 2 and Lots 1-3, Block 1 to the Agency. The Agency shall own the CWTS for the life of the subdivision or upon connection to a municipal system.

b. Common Collection System (sewermain):

(1) The common collection system shall be constructed in accordance with the engineering plans that will be submitted with the preliminary plat. It will be constructed as part of the subdivision work.

(2) A sewer service line connection from the collection system to the septic tank shall be constructed with the CWTS.

(3) The service lines on the individual owners lot from the septic tank to the house shall be considered private and the responsibility of the individual lot owner.

(4) The Agency shall maintain the same level of responsibility and service as stated in 3(a)(4).

c. Shared Wells:

(1) A shared well shall be located as shown on the water supply plans and constructed as the lots are developed.

(2) One-four (4) party shared well will be utilized.

4. Public Improvement: The roadway within the subdivision shall be constructed as a private drive in accordance with the applicable standards for private drives. The private driveway will allow pedestrians to access the trail system on Outlot 'A' to and from 11th Avenue NW. The public roadway (11th Avenue NW) will be re-constructed to Oronoco Township standards if the condition of the existing road is determined to be substandard.

5. Trail System/Open Space Area/Building Sites

Outlot 'A' shall be dedicated for a trail system to the residents of River Ridge development. Outlot 'A' will also provide an open space corridor between River Ridge Subdivisions.

The final position of the home or building within the designated buildable area shall be subject to the approval of the Architectural Control Committee (Committee). The Committee may require greater building setbacks than specified in 2d of this text if it is in the opinion of the Committee that the change is consistent with the basic principles of good site interrelationship.

6. Agricultural Protection

The Protective Covenants for River Ridge Four shall include language that discloses that the River Ridge Four development is adjacent to active agricultural operations and that it is expected that these operations shall continue on an indefinite basis.

Notice shall be given to all future lot owners in this development that such uses may create unpleasant odors, dust, noise, and other similar annoyances.

Section 8.17 CEDAR BEACH SPECIAL DISTRICT :

The purpose of this Special District is to provide for zoning regulations to administer residential land uses in the Cedar Beach Special District that vary from the standard requirements and regulations of a conventional low density residential district of the adopted Zoning Ordinance for Oronoco Township. The Special District is established under the land development policies contained in the Olmsted County General Land Use Plan and the authority to establish Special Districts is contained in Section 8.10 of the Zoning Ordinance of Oronoco Township.

The Special District will consist of three zones with separate development standards Zone A will apply to all riparian lots within the district located in Cedar Beach Subdivision and Lot 1, the First Addition to Cedar Beach Subdivision. Zone B will apply to the non-riparian lots on the west side of Cedar Beach Drive NW which are Lots 1-17, a part of the Subdivision of The East One Hundred Feet of Outlot 1, less the South Three Hundred Twenty-One Feet Thereof Cedar Beach Subdivision,. Zone C will apply to Lots 2-23 of The First Addition to Cedar Beach Subdivision.

All other standards not expressly stated herein that apply to the land within the Special District will be based on the underlying R-1 zoning district. No provisions of the Special District shall alter the standards of the Shoreland District or the applicable floodplain districts of the zoning ordinance.

A. Legal description of property within Special District

The area (described property) included in the Special District contains Cedar Beach Subdivision, the First Addition to Cedar Beach Subdivision, and the Subdivision of The East One Hundred Feet of Outlot 1, less the South Three Hundred Twenty-One Feet Thereof .

B. Land Use/Zoning Regulations

1. Land Use: The property within the Special District is designated for suburban development in accordance with the Land Use Plan for Olmsted County.

2. Zoning Regulations:

a. Zone A: all lots with frontage on Lake Zumbro located in Cedar Beach Subdivision and Lot 1, the First Addition to Cedar Beach Subdivision.

i. Permitted Uses: Single Family Dwellings, Detached Accessory Buildings if on a lot that is a minimum of 2 acres, Detached Accessory Buildings under 200 square feet

ii. Setbacks:

Front Yard: 20 feet

Interior Side Yard: 5 feet

Side Street Side Yard: 10 feet (20 feet if front loading garage)

Rear Yard: 25 feet

iii. All Other Standards: R-1 Zoning District standards

b. Zone B: all lots on west side of Cedar Beach Drive without frontage onto the Zumbro River

i. Permitted Uses: Accessory Buildings when lot is associated through deed or common ownership to a lot with a dwelling located within Zone A

ii. Setbacks:

Front Yard: 20 feet

Interior Side Yard: 5 feet

Side Street Side Yard: 10 feet (20 feet if front loading garage)

Rear Yard: 25 feet

iii. All Other Standards: Utilize R-1 Zoning District standards

c. Zone C: all lots with frontage on Lake Zumbro located within the First Addition Cedar Beach Subdivision with the exception of Lot 1.

i. Permitted Uses: Single Family Dwellings, Detached Accessory Buildings if on a lot that is a minimum of 2 acres, Detached Accessory Buildings under 200 square feet

ii. Setbacks:

Front Yard: 20 feet

Interior Side Yard: 5 feet

Side Street Side Yard: 10 feet (20 feet if front loading garage)

Rear Yard: 25 feet

iii. All Other Standards: R-1 Zoning District standards

Section 8.18 Closed Landfill Restricted (CLR) District:

A. Purpose: The Closed Landfill Restricted (CLR) District is intended to apply to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of the district is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety. This district shall only apply to the closed landfill's Land Management Area, the limits of which are defined by the MPCA. This district shall apply whether the landfill is in public (MPCA, County, City, Township), Indian tribal, or private ownership. The Closed Landfill Use Plan – Olmsted County (Oronoco) Landfill report dated 2011 or as amended by the Minnesota Pollution Control Agency is adopted by reference as a part of the CLR District.

B. Permitted Uses: The following uses are permitted within the CLR District.

1. Closed Landfill management as identified in the Closed Landfill Use Plan.

2. General farming, including the raising of crops, livestock, poultry, dairying, horticulture, apiculture, viticulture, sod farming, forestry, and similar agriculturally related uses, except animal feedlots. These uses may be located only south of the southern most point of the Methane Area of Concern as identified in the Closed Landfill Use Plan.

3. Natural Area management as identified in the Closed Landfill Use Plan and establishment of prairie, woodland, wetlands or other native vegetation and habitat as identified in the Closed Landfill Use Plan.

C. Accessory Uses:

1. Accessory uses allowed in this district include outdoor equipment or small buildings used in concert with gas extraction systems, other response action systems, monitoring wells or any other equipment designed to protect, monitor or otherwise ensure the integrity of the landfill monitoring or improvement systems. Fences and gates are permitted under these provisions.

2. Accessory buildings for uses other than the landfill management must be located outside of the Methane Gas Area of Concern.

D. Conditional Uses: Conditional uses shall be limited to uses that do not damage the integrity of the Land Management Area and that continue to protect any person from hazards associated with the landfill. Any application for a conditional use must be approved by the Commissioner of the MPCA and Oronoco Township. Such approved use shall not disturb or threaten to disturb, the integrity of the landfill cover, liners, any other components of any containment system, the function of any monitoring system that exists upon the described property, or the maintenance of any system thereof, or other areas of the Land Management Area that the Commissioner of the MPCA deems necessary for future response actions.

The following conditional uses are permitted within the CLR District (See Section 4.02, Conditional Use):

1. Public or private parks and open space uses located south of the southern most point of the Methane Area of Concern as identified in the Closed Landfill Use Plan. Parks and open space uses shall not include camping, overnight lodging, motorized recreational vehicles including motorcycles, snowmobiles, dirt bikes, or all-terrain vehicles.

2. Wind energy conversion systems located south of the southern most point the Methane Area of Concern as specified in the Closed Landfill Use Plan.

3. Solar energy farm located on any portion of the property except the land located north of the Methane Area of Concern as identified in the Closed Landfill Use Plan.

4. Methane gas extraction for commercial use.

E. Prohibited Uses and Structures: All other uses and structures not specifically allowed as conditional uses, or that cannot be considered as accessory uses, shall be prohibited in the CLR District.

F. General Regulations: Requirements for site design and other regulations related to the uses of the property are those specified by the General District Regulations of the A-1 zoning district and those standards related to the use as specified in Article X.

G. Any amendment to this ordinance must be approved by the Commissioner of the MPCA and Oronoco Township.

ARTICLE IX -- FLOOD PLAIN AND SHORELAND DISTRICTS

Section 9.00 FLOOD PLAIN DISTRICT DESIGNATION:

Pertaining to all Flood Plain Districts including the Floodway (FW) District, FFA Flood Fringe District, FFB Flood Fringe District and the Flood Prone (FP) Districts are a set of regulations superimposed upon the other zoning districts, superseding existing underlying regulations only to the extent expressed in the flood plain provisions and having in effect, in all other respects, the regulations applicable to the underlying use district in which the land is situated.

These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this ordinance to promote the public health, safety, and general welfare by minimizing these losses and disruptions.

National Flood Insurance Program Compliance. This ordinance is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59 -78, as amended, so as to maintain the community's eligibility in the National Flood Insurance Program.

This ordinance is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

The flood plain districts are identified upon the zoning map, which is hereby adopted by reference and declared to be part of this zoning ordinance. The Flood Insurance Study for Olmsted County, Minnesota, and Incorporated Areas, and the Flood Insurance Rate Map Index for Olmsted County and Incorporated Areas and associated panels, all prepared by the Federal Emergency Management Agency, dated April 19, 2017; the Soil Survey of Olmsted County, Minnesota, prepared by the United States Department of Agriculture, Soil Conservation Service, dated 1980, and any amendment thereto, are adopted by reference and declared to be part of this ordinance. The designation of the Floodway (FW), FFA Flood Fringe, and FFB Flood Fringe Districts is based on engineering and hydraulic studies consistent with flood plain management standards in Minnesota Rules 6120, and upon existing developed areas within the County's flood plain.

A. The Floodway District includes those areas within Zone AE that are designated as floodway on the Flood Insurance Rate Maps adopted in this section.

For lakes, wetlands, and other basins, the Floodway District includes those areas designated as Zone A or AE on the Flood Insurance Study that are at or below the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14.

B. FFA and FFB Flood Fringe Districts include those areas within Zone AE on the Flood Insurance Rate Map adopted in this section, but are located outside of the floodway. The boundaries of FFA Flood Fringe District and FFB Flood Fringe District can be identified on the Olmsted County zoning map adopted in this section. For lakes, wetlands and other basins (that do not have a floodway designated), the Flood Fringe District includes those areas designated as Zone A or AE on the Flood Insurance Rate Map panels adopted in this section that are below the 1% annual chance (100-year) flood elevation but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14. A Zones shall be designated as a FFB Flood Fringe District on the zoning map, and FFB Flood Fringe District standards shall apply except adjacent to Lake Zumbro where the FFA Flood Fringe District standards are required.

The designation of the Flood Plain District (FP) is based on alluvial soils which are water deposited soils representing the areas most often inundated by flood waters. Any land containing the following soils which are subject to flooding shall be deemed to be within the flood plain district.

Map Symbol	Soil Name
16	Arenzville
19	Chaseburg
25	Becker
252	Marshan
289	Radford
298	Richwood
313	Spillville
463	Minnieska
465	Kalmarville
467	Sawmill

Map Symbol	Soil Name
468	Otter
471	Root
477A	Littleton
486	Marchan
495	Zumbro
1846	Kato

9.01 GENERAL FLOOD PLAIN REGULATIONS

A. Building Sites. If a proposed building site is in a flood prone area, all new construction and substantial improvements (including the placement of manufactured homes) must be:

1. Designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

2. Constructed with materials and utility equipment resistant to flood damage;

3. Constructed by methods and practices that minimize flood damage; and

4. Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

B. Flood Capacity. In no cases shall floodplain development adversely affect the efficiency or unduly restrict the capacity of the channels or floodways of any tributaries to the main stream, drainage ditches, or any other drainage facilities or systems.

C. The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

D. Critical Facilities, as defined in Section 2.02, are prohibited in all floodplain districts.

E. Delineation of Floodway in A Zones: In A zones without a floodway, the floodway may be delineated using the following procedures. Areas identified through these procedures as flood fringe may then be reclassified as Flood Fringe A or B, using the process specified in Section 9.00 C, and will then be subject to the requirements of Sections 9.04 or 9.06, respectively.

1. Upon receipt of an application for a permit or other approval, the Zoning Administrator must obtain, review and reasonably utilize any regional flood elevation and floodway data available from a federal, state, or other source.

2. If regional flood elevation and floodway data are not readily available, the applicant must furnish additional information, as needed, to determine the regulatory flood protection elevation and whether the proposed use would fall within the Floodway or Flood Fringe District. Information must be consistent with accepted hydrological and hydraulic engineering standards and the standards in Subpart 3 below.

3. The determination of floodway and flood fringe must include the following components, as applicable:

    a. Estimate the peak discharge of the regional (1% chance) flood.

    b. Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

    c. Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half (0.5) foot. A lesser stage increase than 0.5 foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach must be assumed in computing floodway boundaries.

4. The Zoning Administrator will review the submitted information and assess the technical evaluation and the recommended Floodway and/or Flood Fringe District boundary. The assessment must include the cumulative effects of previous floodway encroachments.

The Zoning Administrator may seek technical assistance from a designated engineer or other expert person or agency, including the Department of Natural Resources. Based on this assessment, the Zoning Administrator may approve or deny the application.

F. General Considerations. The community may consider the following factors in granting variances and imposing conditions on variances and conditional uses in floodplains:

1. The potential danger to life and property due to increased flood heights or velocities caused by encroachments;
2. The danger that materials may be swept onto other lands or downstream to the injury of others;
3. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions;
4. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner;
5. The importance of the services to be provided by the proposed use to the community;
6. The requirements of the facility for a waterfront location;
7. The availability of viable alternative locations for the proposed use that are not subject to flooding;
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
9. The relationship of the proposed use to the Comprehensive Land Use Plan and flood plain management program for the area;
10. The safety of access to the property in times of flood for ordinary and emergency vehicles;
11. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

G. Notifications for Watercourse Alterations: Before authorizing any alteration or relocation of a river or stream, the Zoning Administrator must notify adjacent communities. If the applicant has applied for a permit to work in public waters pursuant to Minnesota Statutes, Section 103G.245, this will suffice as adequate notice. A copy of

the notification must also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).

H. Manufactured Homes and Recreational Vehicles: New manufactured home parks and expansion to existing manufactured home parks are prohibited in any floodplain district. New recreational vehicle parks or campgrounds and expansions of existing campgrounds are prohibited in any floodplain district.

Section 9.02 FLOODWAY DISTRICT (FW):

The purpose of the Floodway district is to assure retention of adequate space within the channel and adjoining flood plain to carry and discharge the regional flood and to restrict or prohibit uses which are dangerous to health or safety or result in economic loss in times of flood.

A. Permitted Uses: The following uses, which have a low flood damage potential and which do not obstruct flood flows, are permitted within the floodway district to the extent that they are not prohibited by the underlying zoning district or any other ordinance and provided they do not require structures, fill or storage of materials or equipment. In addition, no use shall adversely affect the capacity of the channel or floodways of any tributary to the main stream, drainage ditch or any other drainage facility.

   1. Agricultural uses such as: general farming, pasture, grazing, outdoor growing of nursery stock, horticulture, truck farming, forestry, sod farming, and wild crop harvesting, provided that such uses shall not include an animal feedlot.

   2. Industrial-commercial uses such as: loading areas, parking area, and airport landing strips.

   3. Private and public recreational uses such as: golf courses, driving ranges, picnic grounds, boat launching ramps, swimming area, parks wildlife and nature preserves, fishing areas, and recreational trails.

   4. Residential uses such as: lawns, gardens, parking areas, and play areas.

   5. Railroads, streets, bridges, utility transmission structures, pipelines, marinas, docks and water control structures required to obtain Department of Natural Resources permit.

   6. Channel modifications requiring a DNR permit where there is no change in the flood profile.

B. Conditional Uses: The following uses which involve structures (temporary or permanent), fill or storage of materials or equipment. These uses may be permitted in the floodway district only after the issuance of a conditional use permit as provided in Section 4.02.

1. Structures accessory to open space or conditional uses, in accordance with Section 9.02(C, 2).

2. Placement of fill.

3. Extraction of sand, gravel and other minerals.

4. Other railroads, streets, bridges, utility transmission lines and pipelines, not included as a permitted use in the previous section 9.02 (A, 5).

5. Storage yards for equipment, machinery or materials, in accordance with Section 9.02 (C, 4).

6. Levees, dikes, and floodwalls constructed to any height where the intent is to protect individual structures and levees or dikes where the intent is to protect agricultural crops for a frequency flood event equal to or less than the 10-year frequency flood event.

C. General Floodway Regulations: No structures (temporary or permanent); fill, including fill for roads and levees; deposit, obstruction, storage of materials or equipment; or other uses shall be allowed as a conditional use which, acting alone or in combination with existing or future uses, affects the capability of the floodway or increases flood heights. Consideration of the effects of a proposed use shall be an equal degree of encroachment extending for a significant reach on both sides of the stream. In addition, all floodway conditional uses shall be subject to the following regulations.

1. Fill:

   a) Any fill deposited in the floodway shall be no more than the minimum amount necessary to conduct the conditional use listed in Section 9.02 (B). Generally, fill shall be limited to that needed to grade or landscape for that use and shall not in any way obstruct the flow of flood waters.

   b) Such fill or other materials shall be protected against erosion by rip-rap, vegetative cover or bulk heading.

c) Spoil from dredging or sand and gravel operations shall not be deposited in the floodway unless it can be done in accordance with Section 9.02 (C, 1, a).

2. Accessory Structures: Accessory structures (temporary or permanent) permitted as conditional uses may be allowed provided that such structures are:

a) Not designed for human habitation;

b) Designed to have low flood damage potential;

c) Constructed and placed on the building site so as to offer the minimum resistance to the flood or floodwaters;

1. Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of flood flow; and

2. So far as practicable, structures shall be placed approximately on the same flood flow lines as those of adjoining structures.

d) Service utilities, such as electrical and heating equipment, within these structures must be elevated to or above the regulatory flood protection elevation or properly floodproofed;

e) Accessory structures shall be elevated on fill or structurally dry flood proofed in accordance with the FP-1 or FP-2 flood proofing classifications in the State Building Code. All floodproofed accessory structures must meet the following additional standards:

1. The structure must be adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls; and

2. Any mechanical and utility equipment in the structure must be elevated to or above the regulatory flood protection elevation or properly floodproofed.

f) As an alternative, an accessory structure may be internally/wet floodproofed to the FP-3 or FP-4 flood proofing classification in the State Building Code provided the accessory structure constitutes a minimal investment, does not exceed 576 square feet in size, and for a detached garage, must be used solely for parking of vehicles and limited storage. All such structures must meet the following standards:

1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two "automatic" openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and

2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

3. Utilities, Railroad Tracks, Streets, and Bridges:

A) Public Utilities: All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

b) Public Transportation Facilities: Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 9.01 and all provisions of 9.02 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

c) On-site Water Supply and Sewage Treatment Systems: Where public utilities are not provided:

1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in Minnesota Rules Chapter 4725.4350, as amended; and

2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate

infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding, and are subject to the provisions in Minnesota Rules Chapter 7080.2270, as amended.

4. Storage of Material and Equipment:

a) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, toxic or could be injurious to human, animal, or plant life is prohibited.

b) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent floatation.

Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the Governing Body.

5. Garbage and Solid Waste Disposal: No conditional use permits for garbage and waste disposal sites shall be issued for floodway areas; provided further, there shall be no further encroachment upon the floodway at existing sites.

6. Structural Works for Flood Control: Structural works for flood control such as levees, dikes, flood walls, and reservoirs shall be allowed only upon issuance of a conditional use permit and the following standards:

a) Any proposed structural work in the beds of public waters as defined in Minnesota Statutes, Chapter 105, which will change the course, current, or cross-section of the waters shall be subject to the provisions of Minnesota Statutes, Chapter 105, and other applicable statutes.

b) Obtain from the Army Corps of Engineers, when applicable, a permit under the Federal Water Pollution Control Act (commonly referred to as the Clean Water Act) and any other necessary permits.

c) A levee, dike, or floodwall constructed in the floodway shall not cause an increase to the 100 year or regional flood and the technical analysis must assume equal conveyance or storage loss on both sides of a stream.

d) Where the flooding potential is to be reduced as the result of a flood control project, the Federal Emergency Management Agency shall be notified and data required for a map revisions shall be submitted thereto.

Section 9.04 FFA FLOOD FRINGE DISTRICT:

The purpose of the flood fringe district is to guide development in currently developed areas in the flood fringe, consistent with the flood threat, in order to minimize loss of life and property, disruption of commerce and governmental services, extraordinary public expenditure for public protection and relief, and interruption of public transportation and communications, all of which adversely affect the public health, safety and general welfare; and to assure that the Township's lands are put to their most appropriate use.

A. Permitted Uses: The following shall be permitted uses within the FFA flood fringe district to the extent that they are not prohibited by any other portion of the zoning ordinance or by any other ordinance, and that such uses will not adversely affect the capacity of the channels of any tributary to the main stream, or any other drainage facility or system.

1. Residential Uses: New dwellings and additions shall be constructed on fill so that the lowest floor (including basement) is at or above the flood protection elevation. The finished fill elevation shall be no lower than one (1) foot below the flood protection elevation and shall extend at least fifteen (15) feet beyond the limits of any structure or building thereon. No dwelling shall be permitted that does not have vehicular access and parking areas at or above an elevation two (2) feet below the flood protection elevation.

2. Non-Residential Uses: New structures and additions shall be elevated so that their first floor (including basement) is at or above the flood protection elevation. The finished fill elevation shall be no lower than one (1) foot below the flood protection elevation.

3. Manufactured Homes and Manufactured Home Parks: The placement of new or replacement manufactured homes in existing manufactured home parks or on individual lots of record that are located in the FFA district will be treated as new structures and may be placed only if elevated in

compliance with Section 9.04 of this Ordinance. If vehicular road access for preexisting manufactured home parks is not provided in accordance with Section 9.04, then replacement manufactured homes will not be allowed until the property owner(s) develops a flood warning emergency plan acceptable to the County Board. The plan must be prepared by a registered engineer or other qualified individual, and must demonstrate that adequate time and personnel exist to carry out the evacuation.

a. All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to the anchoring requirements of Section 10.44 of this ordinance. This is in addition to applicable state or local requirements for resisting wind forces.

4. Recreational Vehicles: New recreational vehicle parks or campgrounds and expansions to existing recreational vehicle parks or campgrounds are prohibited in floodplain districts. Placement of recreational vehicles in existing recreational vehicle parks or campgrounds in the FFA district must meet the exemption criteria below or be treated as new structures meeting the requirements of this ordinance.

a. Area Exempted For Placement of Travel/Recreational Vehicles:

1. Existing commercial recreational vehicle parks or campgrounds.

2. Existing condominium type associations.

b. Criteria for Exempt Recreational Vehicles:

1. The vehicle must have a current license required for highway use.

2. The vehicle must be highway ready, meaning on wheels or the internal jacking system, attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks.

3. No permanent structural additions may be attached to the vehicle.

4. Any accessory structure must be constructed of flood-resistant materials and be securely anchored, meeting the requirements for manufactured homes in section 3.

5. An accessory structure must constitute a minimal investment.

c. Recreational vehicles exempted in Section 9.04 (b) lose this exemption when development occurs on the parcel exceeding 500 dollars for a structural addition to the vehicle or an accessory structure such as a garage or a storage building. The recreational vehicle and all additions and accessory structures will then be treated as a new structure and shall be subject to the elevation/flood proofing requirements and the use of land restrictions specified in Section 9.04 of this ordinance.

5. Accessory Structures: Such structures shall be constructed on fill so that the lowest floor is at or above the flood protection elevation. As an alternative to the fill requirements of this section structures accessory to the permitted or conditionally permitted uses may be permitted to be internally wet floodproofed to the FP3 or FP4 floodproofing classifications in the State Building Code provided that:

a. The accessory structure constitutes a minimal investment, does not exceed 576 square feet in size, and is only used for parking and storage.

b. All portions of floodproofed accessory structures below the Regulatory Flood Protection Elevation must be: (i) adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls, (ii) be constructed with materials resistant to flood damage, and (iii) must have all service utilities be water-tight or elevated to above the regulatory flood protection elevation

c. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following criteria:

1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two "automatic" openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and

2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

6. Accessory Land Uses: The storage of any materials or equipment must be elevated on fill to the regulatory flood protection elevation.

B. Conditional Uses: Other uses are permitted only upon application to the Zoning Administrator and the issuance of a conditional use permit as provided in Section 4.02 and subject to the following provisions:

1. Residential Uses: Where existing streets, utilities, or small lot sizes preclude the use of fill, other methods of elevating the first floor (including basement) above the flood protection elevation may be authorized, provided that the dwelling is floodproofed to the FP-1 classification in accordance with the State Building Code.

2. Non-Residential Uses: Structures that are not elevated at or above the flood protection elevation as referenced by Section 9.04 (A), Permitted Uses, shall be floodproofed in accordance with the structurally dry FP-1 or FP-2 floodproofing classifications in the State Building Code. This requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures floodproofed to the FP-3 or FP-4 classification are not permitted.

3. Storage of any material or equipment below the regulatory flood protection elevation.

The cumulative placement of more than 1,000 cubic yards of fill when the fill is not being used to elevate a structure in accordance with 9.04A of this ordinance.

C. General Flood Fringe Regulations: All uses within this district are subject to the following regulations:

1. Basements, as defined by Section 2.02 of this Ordinance, shall be subject to the following:

a. Residential basement construction is not allowed below the regulatory flood protection elevation.

b. Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry floodproofed in accordance with Section B.3 of this Ordinance.

2. Manufacturing and Industrial Uses: Manufacturing and industrial buildings, structures and appurtenant works shall be protected to the flood protection elevation. Measures shall be taken to minimize interference with normal plant operations, especially for streams having prolonged flood durations. Certain accessory land uses, such as yards and parking lots, may be at lower elevations.

3. Storage of Materials: Materials that in time of flooding are buoyant, flammable, explosive, toxic, or materials that have significant flood damage potential, or could be injurious to human, animal, or plant life shall be stored at or above the flood protection level, floodproofed, or protected by structural measures consistent with the standards set forth herein. Furthermore, storage of materials which are likely to cause pollution of waters are defined in Minnesota Statutes, Section 115.01, if subject to flooding, are prohibited unless adequate safeguards approved by the Minnesota Pollution Control Agency are provided.

4. Accessory Land Uses: Accessory land uses for non-residential uses, such as storage yards and parking lots that are at elevations below the flood protection elevation and are subject to flood velocities greater than four (4) feet per second or would be inundated to a depth greater than two (2) feet, shall not be permitted without a flood warning system that provides adequate time for evacuation of the area.

5. Utilities, Railroad Tracks, Streets, and Bridges: Public utility facilities, roads, railroad tracks, and bridges within the flood fringe district shall be designed to minimize increases in flood elevations and shall be compatible with local comprehensive flood plain development plans. Protection to the flood protection elevation shall be provided where failure or interruption of these public facilities are essential to the orderly functioning of the area. Where failure or interruption of services would not endanger life or health, a lesser degree of protection may be provided for minor or auxiliary roads, railroads, or utilities.

   a. Public Utilities: All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in

the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

b. Public Transportation Facilities: Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 4.0 and 5.0 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

c. On-site Water Supply and Sewage Treatment Systems: Where public utilities are not provided: 1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in Minnesota Rules Chapter 4725.4350, as amended; and 2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding, and are subject to the provisions in Minnesota Rules Chapter 7080.2270, as amended.

6. Design and Certification: The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the State Building Code, and, specifically, that all electrical, heating, ventilation, plumbing, and air conditioning facilities must be at or above the Regulatory Flood Protection Elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding. In addition, a registered land surveyor must certify the lowest floor elevation of the structure.

7. Fill: Any fill shall be compacted and the slopes shall be protected by rip-rap or vegetative covering.

8. Waste Treatment and Waste Disposal:

a) No new construction, addition or modification to existing waste treatment facilities shall be permitted within the flood fringe unless

emergency plans and procedures for action to be taken in the event of flooding are prepared, filed with, and approved by the Minnesota Pollution Control Agency. The emergency plans and procedures must provide for measures to prevent introduction of any pollutant or toxic material into the flood waters.

b) There shall be no disposal of garbage or solid waste materials within flood fringe areas except upon issuance of a permit approved by the Minnesota Pollution Control Agency and subject to the requirements of Section 9.02 (C, 5).

9. Flood Control Works: Flood control works shall be subject to the provisions of Section 9.02 (C, 6) and the following provisions:

a) The minimum height and design of any dikes, levees, floodwalls, or similar structural works shall be based upon the flood profile of the regional flood confined between the structures. The minimum height and design of structural works shall be at least three (3) feet above the elevation of the regional flood as confined by structures, or at the elevation of the standard project flood, whichever is greater.

b) Modifications and additions to existing structural works shall assure that the work will provide a means of decreasing the flood damage potential in the area.

c) Detailed plans shall be submitted to the zoning administrator for any new developments placed on the flood plain landward from dikes and levees. The plans must provide for ponding areas or other measures to protect against flooding from internal drainage.

d) Where the flooding potential is to be reduced as the result of a flood control project, the Federal Emergency Management Agency shall be notified and data required for a map revision shall be submitted thereto.

Section 9.06 FFB FLOOD FRINGE DISTRICT:

The FFB Flood Fringe District is established to guide development in generally undeveloped areas in the flood plain in such a manner as to reduce the loss of flood storage volume in the flood plain, in order to avoid increases in downstream flood levels and velocities; to minimize loss of life and property, disruption of commerce and governmental services, extraordinary public expenditures for public protection and communications, all of which adversely affect the public health, safety and general welfare; and to assure that the Township's lands are put to their most appropriate use.

A. Permitted Uses: The following uses have a low flood damage potential and do not obstruct flood flows. These uses are permitted in the flood fringe district to the extent that they are not prohibited by the underlying zoning district or any other ordinance and provided they do not require structures, fill or storage of materials or equipment. In addition, no use shall adversely affect the capacity of the channel or floodways of any tributary to the main stream, drainage ditch or any other drainage facility. The following uses are permitted in this district and also subject to Section 9.04 (C) and 9.06 (C), General Regulations:

1. Agricultural Uses: Agricultural uses such as general farming, pasture, grazing, outdoor growing of nursery stock, horticulture, truck farming, forestry, sod farming, and wild crop harvesting, but not including a feedlot of thirty (30) animal units or more.

2. Industrial-Commercial Uses: Industrial-Commercial uses such as loading areas, parking areas and airport landing strips.

3. Private and Public Recreational Uses: Private and public recreational uses such as golf courses, driving ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, fishing areas, and recreational trails.

4. Residential Uses: Residential uses such as lawns, gardens, parking areas, and play areas.

B. Conditional Uses: Other uses are permitted only upon application to the Zoning Administrator and the issuance of a conditional use permit as provided in Section 4.02 and subject to the following provisions:

1. Uses permitted in Section 9.04 (A) Permitted Uses, and in Section 9.04 (B) Conditional Uses, (both included in the FFA Flood Fringe District) subject to provisions set forth in Section 9.04 (C) except where superseded by the provisions set forth in Section 9.06 (C).

C. General Flood Fringe Regulations: The deposition of any fill or spoil from dredging or sand and gravel operations, the construction of any structure, or the grading or paving of any areas shall require certification by a registered professional engineer or hydrologist that the following conditions have been met:

1. Fill deposited in the flood fringe area shall be no more than the minimum amount necessary to conduct the use.

2. Minimal loss of capacity for surface storage of flood waters shall result from the activity, not to exceed loss of one (1%) percent per lot.

3. The effect of such activities in the FFB flood fringe district shall not result in an increase in erosion potential on the site after such activities are completed.

Section 9.08 FLOOD PRONE DISTRICT (FP):

The purpose of the Flood Prone District is to guide development in the Flood Prone District consistent with the flood threat, in order to minimize loss of life and property, disruption of commerce and governmental services, extraordinary public expenditure for public protection and relief, and interruption of transportation and communications, all of which adversely affect the public health, safety and general welfare; and to assure that the County's lands are put to their most appropriate use. Floodplain developments shall not adversely affect the hydraulic capacity of the channel and adjoining flood plain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the Official Zoning Map.

A. Permitted Uses: The following uses, having a low flood damage potential and which do not obstruct flood flows, are permitted within the Flood Prone District to the extent that they are not prohibited by the underlying zoning district or any other ordinance and provided they do not require structures, fill, or storage of materials or equipment. In addition, no use shall adversely affect the capacity of the channel or floodways of any tributary to the main stream, drainage ditch or any other drainage facility.

1. Agricultural Uses: Agricultural uses such as general farming, pasture, grazing, outdoor growing of nursery stock, horticulture, truck farming, forestry, sod farming, and wild crop harvesting, but not including a feedlot of thirty (30) animal units or more.

2. Industrial-Commercial Uses: Industrial-Commercial uses such as loading areas, parking areas and airport landing strips.

3. Private and Public Recreational Uses: Private and public recreational uses such as golf courses, driving ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, fishing areas, and recreational trails.

4. Residential Uses: Residential uses such as lawns, gardens, parking areas, and play areas.

5. Wildlife sanctuary, woodland preserve and arboretum.

6. Railroads, streets, bridges, utility transmission structures, pipeline, marinas, docks and water control structures required to obtain Department of Natural Resources permit.

B. Conditional Uses: The following uses, which involve fill or storage of materials or equipment, may be permitted in the flood plain district only after the issuance of a conditional use permit as provided in Section 4.02 of this zoning ordinance, which applies to all flood plain conditional uses.

1. Placement of fill, except when fill is used as part of an approved soil conservation service drainage control structure.

2. Extraction of sand, gravel and other minerals.

3. Other railroads, streets, bridges, utility transmission lines and pipelines not included as a permitted use in the previous Section 9.08 (A, 6).

4. Storage yards for equipment, machinery or materials.

5. Other uses similar in nature to uses described in Section 9.08 (A), Permitted Uses, or 9.08 (B), Conditional Uses.

C. General Flood Plain Regulations: No structures (temporary or permanent); fill, including fill for roads and levees; deposit, obstruction, storage of materials or equipment; or other uses shall be allowed as conditional uses which, acting alone or in combination with existing or future uses, unduly affects the capacity of the floodway or unduly increases flood heights. Consideration of the effects of a proposed use shall be based on a reasonable assumption that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream. In addition, all flood plains conditional uses shall be subject to the following regulations:

1. Fill:

a) Any fill deposited in the flood plain shall be no more than the minimum amount necessary to conduct a conditional use and shall not in any way obstruct the flow of flood waters.

b) Such fill or other materials shall be protected against erosion by rip-rap, vegetative cover or bulk heading.

c) Spoil from dredging or sand and gravel operations shall not be deposited in the flood plain unless it can be done in accordance with Section 9.08 (C, 1, a).

a. Utilities, Railroad Tracks, Streets, and Bridges: Public Utilities: All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

b. Public Transportation Facilities: Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 4.0 and 5.0 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

c. c. On-site Water Supply and Sewage Treatment Systems: Where public utilities are not provided: 1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in Minnesota Rules Chapter 4725.4350, as amended; and 2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding, and are subject to the provisions in Minnesota Rules Chapter 7080.2270, as amended.

2. Storage of Material and Equipment:

   a) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, toxic, or could be injurious to human, animal, or plant life is prohibited.

   b) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation.

3. Garbage and Solid Waste Disposal: No conditional use permits for garbage and waste disposal sites shall be issued for floodway areas; provided further, there shall be no further encroachment upon the floodway at existing sites.

4. Structural Works for Flood Control: Structural works for flood control such as levees, dikes, floodwalls, and reservoirs shall be allowed only upon issuance of a conditional use permit and the following standards:

   a) Any proposed structural work in the beds of public waters as defined in Minnesota Statutes Chapter 105 which will change the

course, current, or cross-section of the waters shall be subject to the provisions of Minnesota Statutes Chapter 105 and other applicable statutes.

b) Obtain from the Army Corps of Engineers, when applicable, a permit for under the Federal Water Pollution Control Act (commonly referred to as the Clean Water Act), and any other necessary permits.

c) Where the flooding potential is to be reduced as the result of a flood control project, the Federal Emergency Management Agency shall be notified and data required for a map revision shall be submitted thereto.

Section 9.10 SHORELAND DISTRICT AND RIVER CORRIDOR DISTRICT

A. POLICY:

1. The uncontrolled use of shorelands of Oronoco Township, Minnesota, affects the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise subdivision, use and development of shorelands of public waters. The Legislature of Minnesota has delegated responsibility to local governments of the state to regulate the subdivision, use and development of shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources. This responsibility is hereby recognized by Oronoco Township.

2. Oronoco Township has determined that some shoreland areas are more sensitive to certain land uses, are within areas that may contribute to water quality degradation due to topography, soils, or geology, have high natural habitat values (wildlife and plants), and have high scenic values. Therefore these shoreland areas have been expanded as defined in Section 2.02 Definitions. Certain land uses identified within this section that have the potential to cause substantial shoreland and water quality impacts are not permitted within the River Corridor District. All standards of the Shoreland District in Section 9.10 shall apply in the River Corridor District.

B. SHORELAND CLASSIFICATION SYSTEM: The public waters of Oronoco Township have been classified below consistent with the criteria found in Minnesota Regulations,

Part 6120.3300, and the Protected Waters Inventory Map for Olmsted County, Minnesota.

1. The shoreland classification system can be listed as follows:.

LAKES

Recreational Development Lakes: Lake Zumbro, Protected Waters Inventory I.D. #55-4

RIVERS AND STREAMS

a. Transition Rivers:

NAME	**FROM**			**TO**		
	Section	**Town**	**Range**	**Section**	**Town**	**Range**
Middle Fork Zumbro River	17	108	14	15	108	14
South Fork Zumbro River	36	108	14	23	108	14

b. Agricultural Rivers:

NAME	**FROM**			**TO**		
	Section	**Town**	**Range**	**Section**	**Town**	**Range**
South Branch Middle Fork Zumbro River	18	108	14	18	108	14

c. Tributary Streams

NAME	**FROM**			**TO**		
	Section	**Town**	**Range**	**Section**	**Town**	**Range**
Unnamed to SFZR	29	108	14	14	108	14
Dry Run Creek	4	108	14	4	108	14
Unnamed to SFZR	20	108	13	23	108	14
Unnamed to ZR	7	108	13	11	108	14

Lands lying within the shoreland area of Lake Zumbro, Middle Fork Zumbro River, South Branch Middle Fork Zumbro River, and the South Fork Zumbro River are within the River Corridor District.

C. PHYSICAL LIMITATIONS

1. Lot Area and Width Regulations:

a) Each unsewered lot shall have a lot area of not less than two (2) acres, except when additional lot area is required by the Olmsted County Planning Department to meet the well and septic requirements. In addition, the following lot width requirements must be met:

LOT WIDTH REQUIREMENTS (In Feet)	RIPARIAN LOT WIDTH	NON-RIPARIAN LOT WIDTH
Natural Environment Lake	200	200
Recreational Development Lake	150	150
General Development Lake	100	150

b) Each lot in areas served by a public or centralized sewage collection and treatment system shall have a lot area and width of not less than the following:

Natural Environment Lake

DWELLING TYPE	RIPARIAN LOT		NON-RIPARIAN LOT	
	AREA (square feet)	WIDTH (feet)	AREA (square feet)	WIDTH (feet)
Single	40,000	125	20,000	125
Duplex	70,000	225	35,000	220
Triplex	100,000	325	52,000	315
Quad	130,000	425	65,000	410

Recreational Development Lake

DWELLING TYPE	RIPARIAN LOT		NON-RIPARIAN LOT	
	AREA (square feet)	WIDTH (feet)	AREA (square feet)	WIDTH (feet)
Single	20,000	75	15,000	75
Duplex	35,000	135	26,000	135
Triplex	50,000	195	38,000	190
Quad	65,000	255	49,000	245

General Development Lake

DWELLING TYPE	RIPARIAN LOT		NON-RIPARIAN LOT	
	AREA (square feet)	WIDTH (feet)	AREA (square feet)	WIDTH (feet)
Single	15,000	75	10,000	75
Duplex	26,000	135	17,500	135
Triplex	38,000	195	25,000	190
Quad	49,000	255	32,500	245

c) River/Stream segments must meet the underlying zoning district lot area requirements. In addition, the following lot width standards must be met:

Dwelling Type	Remote	Forested	Transition	Agricultural	Urban/Tributary (unsewered)	Urban/Tributary (sewered)
Single	300′	200′	250′	150′	100′	75′
Duplex	450′	300′	375′	225′	150′	115′
Triplex	600′	400′	500′	300′	200′	150′
Quad	750′	500′	625′	375′	250′	190′

2. Additional Special Provisions

a) Lots intended as controlled accesses to public waters or as recreation areas for use by owners of non riparian lots may be platted as outlots. These lots do not need to meet the applicable lot area requirements; however, they must meet the minimum lot width standards set forth in this ordinance.

3. Prohibited Uses in the River Corridor District. The following land uses are prohibited within the River Corridor District.

a. Commercial gravel pits, rock quarries, and mines;

b. New animal feedlots;

c. Landfills;

d. Racetracks;

e. New manure storage areas;

f. Junkyards and salvage yards containing more than six unlicensed motor vehicles;

g. Industrial facilities for storage of hazardous waste or demolition of waste;

h. Commercial or industrial tire recycling facilities; and

i. Applying manure within the River Corridor must be consistent with the State requirements of the MPCA (Minnesota Pollution Control Agency) which identifies approved practices to protect water quality. The area from 300 to 1,000 feet within the designated River Corridor must comply with the 25-300 foot buffer as identified by the MPCA State requirements mentioned above.

D. PLACEMENT, DESIGN, AND HEIGHT OF STRUCTURES

1. Placement of Structures on Lots: When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows:

a) Structure and On-Site Sewage System Setbacks (in feet) from Ordinary High Water Level*:

Class of Public Water	Structures		Sewage Treatment System
	Unsewered	Sewered	
LAKES			
Natural Environment	150′	150′	150′
Recreational Development	100′	75′	75′
General Development	75′	50′	50′
RIVERS			
Remote	200′	200′	150′
Forested & Transition	150′	150′	100′
Agriculture, Urban & Tributary	100′	50′	75′

*One water oriented accessory structure designed in accordance with the provisions of Section 9.10 (D,1,a) of this ordinance may be set back a minimum distance of ten (10) feet from the ordinary high water level.

b) Additional Structure Setbacks: The following additional structure setbacks apply, regardless of the classification of the waterbody.

SETBACK FROM:	SETBACK (IN FEET)
Top of Bluff	30
Unplatted Cemetery	50

c) Bluff Impact Zones: Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

2. Design Criteria for Structures.

a) High Water Elevations: Structures must be placed in accordance with any floodplain regulations applicable to the site. Where these controls do not exist, the elevation to which the lowest floor, including basement, is placed or flood proofed must be determined as follows:

1) For lakes, by placing the lowest floor at a level at least three (3) feet above the highest known water level, or three (3) feet above the ordinary high water level, whichever is higher;

2) For rivers and streams, by placing the lowest floor at least three (3) feet above the flood of record, if data is available. If data is not available, by placing the lowest floor at least three (3) feet above the ordinary high water level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish a flood protection elevation. Under all three approaches, technical evaluations must be done by a qualified engineer or hydrologist consistent with parts 6120.5000 to 6120.6200 governing the management of flood plain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities; and

3) Water oriented accessory structures may have the lowest floor placed lower than the elevation determined in this item if the structure is constructed of flood resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation, and if long duration flooding is anticipated, the structure is built to withstand ice action and wind driven waves and debris.

b) Water oriented accessory structures: Each lot may have one water oriented accessory structure not meeting the normal structure setback in Section 9.10 (D,1,a) of this ordinance if this water oriented accessory structure complies with the following provisions:

1) The structure or facility must not exceed ten (10) feet in height, exclusive of safety rails, and cannot occupy an area greater

than 250 square feet. Detached decks must not exceed eight (8) feet above grade at any point;

2) The setback of the structure or facility from the ordinary high water level must be at least ten (10) feet;

3) The structure or facility must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf on conditions;

4) The roof may be used as a deck with safety rails, but must not be enclosed or used as a storage area;

5) The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities; and

6) As an alternative for general development and recreational development waterbodies, water oriented accessory structures used solely for watercraft storage, and including storage of related boating and water oriented sporting equipment, may occupy an area up to 400 square feet provided the maximum width of the structure is twenty (20) feet as measured parallel to the configuration of the shoreline.

c) Stairways, Lifts, and Landings: Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways and lifts must meet the following design requirements:

1) Stairways and lifts must not exceed four (4) feet in width on residential lots. Wider stairways may be used for commercial properties or public open space recreational properties;

2) Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet may be used for commercial properties or public open space recreational properties;

3) Canopies or roofs are not allowed on stairways, lifts, or landings;

4) Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion;

5) Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer leaf on conditions, whenever practical; and

6) Facilities such as ramps, lifts, or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of subitems (1) to (5) are complied with in addition to the requirements of Minnesota Regulations, Chapter 1340.

d) Significant Historic Sites: No structure may be placed on a significant historic site in a manner that affects the value of the site unless adequate information about the site has been removed and documented in a public repository.

e) Steep Slopes: The zoning administrator must evaluate possible soil erosion impacts and development visibility from public waters before issuing a permit for construction of sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes. When determined necessary, conditions must be attached to issued permits to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters, assuming summer leaf on vegetation.

E. SHORELAND ALTERATIONS

Vegetation Alterations

1. Vegetation alteration necessary for the construction of structures and sewage treatment systems and the construction of roads and parking areas regulated by Section (9.10,F) of this ordinance are exempt from the vegetation alteration standards that follow.

2. Removal or alteration of vegetation, except for agricultural and forest management uses as regulated in Sections (9.10,H) is allowed subject to the following standards:

a) Intensive vegetation clearing within the shore and bluff impact zones and on steep slopes is not allowed. Intensive vegetation clearing for forest land conversion to another use outside of these areas is allowable as a conditional use if an erosion control and sedimentation plan is developed and approved by the soil and water conservation district in which the property is located.

b) In shore and bluff impact zones and on steep slopes, limited clearing of trees and shrubs and cutting, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways and landings, picnic areas, access paths, livestock watering areas, beach and watercraft access areas, and permitted water oriented accessory structures or facilities, provided that:

1) The screening of structures, vehicles, or other facilities as viewed from the water, assuming summer leaf on conditions, is not substantially reduced;

2) Along rivers, existing shading of water surfaces is preserved, and

3) The above provisions are not applicable to the removal of tree limbs, or branches that are dead, diseased, or pose safety hazards.

Topographic Alterations / Grading and Filling

1. Grading and filling and excavations necessary for the construction of structures, sewage treatment systems, and driveways under validly issued construction permits for these facilities do not require the issuance of a separate grading and filling permit. However, the grading and filling standards in this section must be incorporated into the issuance of permits for construction of the above mentioned items.

2. Public roads and parking areas are regulated by Section (9.10,F) of this ordinance.

3. Notwithstanding items 1 and 2 above, a grading and filling permit will be required for:

a) The movement of more than ten (10) cubic yards of material on steep slopes and shore and bluff impact zones; and

b) The movement of more than fifty (50) cubic yards of material outside of steep slopes and shore and bluff impact zones.

4. The following considerations and conditions must be adhered to during the issuance of construction permits, grading and filling permits, conditional use permits, variances and subdivision approvals:

   a) Grading or filling within any wetland area must meet the applicable requirements of the Minnesota Wetlands Conservation Act.

   b) Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;

   c) Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible;

   d) Methods to minimize erosion and to trap sediments before they reach any surface water feature must be used;

   e) Altered areas must be stabilized to acceptable erosion control standards consistent with Section 10.20 of the Oronoco Township Zoning Ordinance.

   f) Fill or excavated material must not be placed in a manner that creates an unstable slope;

   g) Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;

   h) Fill or excavated materials must not be placed in bluff impact zones;

   i) Any alterations below the ordinary high water level of public waters must first be authorized by the Commissioner under Minnesota Statutes, Section 105.42;

   j) Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and

   k) Placement of natural rock riprap, including associated grading of the shoreline and placement of a filter blanket, is permitted if the finished slope does not exceed three (3) feet horizontal to one (1) foot vertical, the landward extent of the riprap is within ten (10) feet of the ordinary high water level,

and the height of the riprap above the ordinary high water level does not exceed three (3) feet.

5. Connections to Public Waters: Excavations where the intended purpose is connection to a public water, such as boat slips, canals, lagoons, and harbors, must be controlled by local shoreland controls. Permission for excavations may be given only after the Commissioner has approved the proposed connection to public waters.

F. PLACEMENT AND DESIGN OF ROAD, DRIVEWAYS, AND PARKING AREAS

1. Public and private roads and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. Construction of roads and parking areas must be designed and constructed to minimize and control erosion to public waters consistent with the provisions of Section 10.20 of this ordinance.

2. Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts.

3. Public and private watercraft access ramps, approach roads, and access related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this ordinance are met.

G. STORMWATER MANAGEMENT

1. General Standards

a) When possible, existing natural drainageways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.

b) Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible.

c) When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as dikes, diversion, settling

basins, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and manmade materials and facilities.

2. Specific Standards

a) Impervious surface coverage of lots must not exceed 25 percent of the lot area

b) When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the local soil and water conservation district guidelines.

c) New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

H. SPECIAL PROVISIONS FOR COMMERCIAL, INDUSTRIAL, PUBLIC, SEMIPUBLIC, AND AGRICULTURAL USES

1. Standards for Commercial, Industrial, Public, and Semipublic Uses:

a) Surface water oriented commercial uses and industrial, public, or semipublic uses with similar needs to have access to and use of public waters may be located on lots or parcels with frontage on public waters. Those uses with water oriented needs must meet the following standards:

1) In addition to meeting the impervious coverage limits, setbacks, and other zoning district standards in this ordinance, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;

2) Uses that require short term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and

3) Uses that depend on patrons arriving by watercraft may use signs and lighting to convey needed information to the public, subject to the following general standards:

a. No advertising signs or supporting facilities for signs may be placed in or upon public waters. Signs conveying information or

safety messages may be placed in or on public waters by a public authority or under a permit issued by the County Sheriff;

b. Signs may be placed when necessary, within the shore impact zone if they are designed and sized to be the minimum necessary to convey needed information. They must only convey the location and name of the establishment and the general types of goods or services available. The signs must not contain other detailed information such as product brands and prices, must not be located higher than ten (10) feet above the ground, and must not exceed 32 square feet in size. If illuminated by artificial lights, the lights must be shielded or directed to prevent illumination out across public waters; and

c. Other outside lighting may be located within the shore impact zone or over public waters if it is used primarily to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination out across public waters. This does not preclude use of navigational lights.

b) Uses without water oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf on conditions.

2. Agricultural Use Standards

a) General farming and related activities are permitted if steep slopes and shore and bluff impact zones are maintained in permanent vegetation or operated under an approved conservation plan from the local soil and water conservation district. The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.

b) Animal feedlots must meet the following standards:

1) New feedlots must not be located in the shoreland of watercourses or in bluff impact zones and must meet a minimum setback of 300 feet from the ordinary high water level of all public waters basins; and

2) Modifications or expansions to existing feedlots that are located within 300 feet of the ordinary high water level or

within a bluff impact zone are allowed if they do not further encroach into the existing ordinary high water level setback or encroach on bluff impact zones.

I. WATER SUPPLY AND SEWAGE TREATMENT

1. Water Supply: The water supply shall meet all applicable requirements of the Olmsted County Water Well and Water Supply Ordinance, and amendments thereto.

2. Sewage Treatment: Any premises used for human occupancy must be provided with an adequate method of treating the sewage which is generated on the premises. Treatment shall be provided as follows:

   a) Publicly owned sewage treatment systems shall be used where available.

   b) All new individual sewage treatment systems, including repairs or additions to existing systems, shall meet or exceed the requirements of Olmsted County Public Health Regulation # 41, and amendments thereto (sewage and wastewater treatment regulation).

   c) A new individual sewage treatment system, including repairs or additions to existing systems, shall be set back from the ordinary high water level in accordance with the setbacks contained in Section 9.10 (D) of this ordinance.

   d) Nonconforming individual sewage treatment systems shall be regulated and upgraded in accordance with Section 1.29 (C) of this ordinance.

J. LAND SUITABILITY

1. Each lot created through subdivision must be suitable in its natural state for the proposed use with minimum alteration. Suitability analysis by the local unit of government shall consider susceptibility to flooding, existence of wetlands, soil and rock formations with severe limitations for development, severe erosion potential, steep topography, inadequate water supply or sewage treatment capabilities, near shore aquatic conditions unsuitable for water based recreation, important fish and wildlife habitat, presence of significant historic sites, or any other feature of the natural land likely to be harmful to the health, safety, or welfare of future residents of the subdivision.

2. Subdivisions must conform to all official controls of the community. A subdivision will not be approved where a later variance from one or more standards in the official controls would be needed to use the lots for their intended purpose.

3. Sufficient information must be submitted by the applicant for the local unit of government to make a determination of land suitability. The information should include at a minimum:

   a) The surface water features required in Minnesota Statutes, Section 505.02, Subdivision 1, to be shown on plats, obtained from United States Geological Survey quadrangle topographic maps or more accurate sources;

   b) Extent of anticipated vegetation and topographic alterations; near shore aquatic conditions, including depths, types of bottom sediments, and aquatic vegetation; and proposed methods for controlling stormwater runoff and erosion, both during and after construction activities;

   c) Location of 100 year flood plain areas and floodway districts from existing adopted maps or data; and

   d) A line or contour representing the ordinary high water level, the "toe" and "top" of bluffs, and the minimum building setback distances from the top of the bluff and the lake or stream.

K. NOTIFICATIONS TO THE DEPARTMENT OF NATURAL RESOURCES

1. Copies of all notices of any public hearings to consider variances, amendments, or conditional uses under local shoreland management controls must be sent to the Commissioner or the Commissioner's designated representative and postmarked at least ten (10) days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.

2. A copy of approved amendments and subdivisions / plats, and final decisions granting variances or conditional uses under local shoreland management controls must be sent to the Commissioner or the Commissioner's designated representative and postmarked within ten (10) days of final action.

L. USES SUBJECT TO A CONDITIONAL USE PERMIT

The following land uses/activities are prohibited within the River Corridor District, but are permitted uses/activities subject to prior issuance of a conditional use permit within the Shoreland District elsewhere in the Township.

1. Commercial gravel pits, rock quarries, and mines
2. New animal feedlots exceeding 700 animal units or the expansion of animal feedlots to a capacity exceeding 700 animal units
3. Landfill sites exceeding one acre in size
4. Racetracks
5. New manure storage areas with a capacity to accumulate manure from more than 700 animal units
6. Junkyards and salvage yards containing more than six unlicensed motor vehicles
7. Industrial facilities for storage of hazardous waste or demolition of waste
8. Commercial or industrial tire recycling facilities

SECTION 9.12 SPECIAL LAND USE PROVISIONS

A. Prohibited uses in the River Corridor District. The following land uses are prohibited within the River Corridor District.

1. Commercial gravel pits, rock quarries, and mines.
2. New animal feedlots.
3. Landfills.
4. Compost, Commercial Small Facility
5. Compost, State of Minnesota Permitted Facility
6. Racetracks.
7. New manure storage areas.
8. Junkyards and salvage yards containing more than six unlicensed motor vehicles.
9. Industrial facilities for storage of hazardous waste or demolition of waste.
10. Commercial or industrial tire recycling facilities.

11. Applying manure within the River Corridor must be consistent with the State requirements of the MPCA (Minnesota Pollution Control Agency) which identifies approved practices to protect water quality. The area from 300 to 1,000 feet within the designated River Corridor must comply with the 25-300 feet buffer as identified by the MPCA State requirements mentioned above.

ARTICLE X -- GENERAL REGULATIONS

Section 10.00 PURPOSE:

The general regulations established in Article X are designed to encourage a high standard of development by providing assurance that neighboring land uses will be compatible. The general regulations are designed to prevent and eliminate those conditions that cause blight or detriment to the environment. Before any zoning certificate is issued, the Zoning Administrator shall determine whether the proposed use will conform to the general regulations. The developer or landowner shall supply the data necessary to demonstrate that the development or use will be in conformance.

Section 10.01 SINGLE FAMILY DWELLING STANDARDS:

The following regulations shall govern all single family dwellings located within the R 1, RA, or RSD Zoning districts:

A. The dwelling must have a supporting perimeter wall foundation, or the foundation system is screened by a perimeter wall system of either a finished masonry type, or the same exterior material as the exterior finish of the dwelling, and must extend from the base of the structure to the adjacent grade.

B. If not constructed on site, the dwelling must meet the provisions of Minnesota Statutes, Chapter 327.31, Subd. 3 (Manufactured Home Building Code).

C. All single family detached dwellings must have a minimum dimension of at least twenty two (22) feet at the first floor level over at least 50 percent of its length.

Section 10.02 HOME BUSINESSES:

A. In any zoning district where home businesses are authorized, a home business shall comply with the following regulations:

1. Said use shall occupy an area no more than twenty five (25%) percent of the total floor area of the dwelling.

2. No home business shall require substantial interior or exterior alterations of the dwelling.

3. No home business shall create emissions, surface or groundwater discharges, odor, dust, noise, electrical disturbances, glare, or vibrations exceeding the standards of the Minnesota Pollution Control Agency measured at the source of the emission or

discharge, the property line, or within 500 feet of the nearest neighboring dwelling.

4. Unless prohibited in the district, a business allowed as a conditional use in the RC, CS, HC, or I districts shall be considered for approval as a home business only through the conditional use permit process.

B. A home business allowed in the R-A, R-1, R-2, or RSD Districts shall comply with the following regulations, in addition to the requirements of Section 10.02 A.

1. No person shall be employed other than a member of the household residing on the premises.

2. The home business shall be conducted entirely within buildings, including the dwelling and no more than one accessory structure, and may involve the use of no more than one accessory structure exclusively for storage.

3. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than two square feet in area.

4. No business shall be permitted as a home business that is allowed as a conditional use in the RC, CS, HC, or I districts.

C. A home business allowed as a permitted use on a parcel smaller than 35 acres in area in the A 1, A 2, A 3, or A-4 Agricultural Districts shall comply with the following regulations.

1. No person shall be employed other than a member of the household residing on the premises.

2. Said use shall not occupy an area of more than twenty five (25%) percent of the total floor area of the dwelling and not more than one accessory structure with a floor area of 2,400 square feet or less.

3. Outside storage of material or equipment or display of merchandise is permitted only on paved surfaces and shall not exceed 2,000 square feet.

4. The total impervious surface area devoted to the home business shall not exceed 5,000 square feet including outside storage, parking areas, and accessory structure.

5. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.

D. A home business allowed as a permitted use on a parcel of 35 acres or more in the A-1, A-2, A-3, or A-4 Agricultural Districts shall comply with the following regulations.

1. No person shall be employed other than a member of the household residing on the premises.

2. Said use shall not occupy an area of more than twenty five (25%) percent of the total floor area of the dwelling and not more than one accessory structure with a floor area of 5,000 square feet or less.

3. Outside storage of material or equipment or display of merchandise is permitted only on paved surfaces, shall not exceed 5,000 square feet, and shall be screened from view from adjacent residences.

4. The total impervious surface area devoted to the home business shall not exceed 10,000 square feet including the portion of the dwelling used for the home business, outside storage and parking areas, and the accessory structure.

5. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.

E. A home business may be permitted as a conditional use in the A 1, A 2, A 3, or A-4 Agricultural Districts on a parcel of 35 acres or more, provided it complies with the following regulations.

1. No more than five full time equivalents (FTE) shall be employed who are not members of the household residing on the premises.

2. Said use shall not occupy an area of more than twenty five (25%) percent of the total floor area of the dwelling and not more than one accessory structure with a floor area of 5,000 square feet or less.

3. Outside storage of material or equipment or display of merchandise may be permitted on an unpaved surface, provided it is managed to control dust and is screened from view from adjacent residences.

4. The total impervious surface area devoted to the home business including outside storage, parking areas, and accessory structure

shall be limited to the minimum necessary to conduct the use, but not more than 20,000 square feet or 10% of the lot area, whichever is less.

5. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.

F. A home business may be permitted as a conditional use in the A 1, A 2, A 3, or A-4 Agricultural Districts on a parcel smaller than 35 acres in area, provided it complies with the following regulations.

1. No more than five full time equivalents (FTE) shall be employed who are not members of the household residing on the premises.

2. Said use shall not occupy an area of more than twenty five (25%) percent of the total floor area of the dwelling and not more than one accessory structure with a floor area of 5,000 square feet or less.

3. The total impervious surface area devoted to the home business including outside storage, parking areas, and accessory structure shall be limited to the minimum necessary to conduct the use, but not more than 20,000 square feet or 10% of the lot area, whichever is less.

4. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.

Section 10.04 PARKING REQUIREMENTS:

A. Parking Definitions: The following parking definitions shall be used to determine the number of parking spaces required for each use:

1. Building Capacity: The maximum number of persons who may be accommodated by the use as determined by its design or by fire code regulations, whichever is greater.

2. Employee(s): The maximum number of employees employed at the facility, on the largest work shift, regardless of the time period during which this occurs.

3. Floor Area: In the case of offices, merchandising, or service uses, "Floor Area" shall mean the gross floor area used or intended to be used by residents or for service to the public as customers, patrons, clients or patients, including areas occupied by offices, fixtures and equipment used for display or sale of merchandise. It

shall not include areas used principally for non public purpose, such as storage, incidental repair, processing or packaging of merchandise, for show windows, for toilet or restrooms, for utilities or for dressing rooms, fitting or alteration rooms.

4. Parking space: An area of not less than one hundred sixty-two (162) square feet, exclusive of access drives or aisles and usable for the storage or parking of motor vehicles.

5. Place of Public Assembly-Benches: In places of public assembly in which patrons or spectators occupy benches, pews, or other seating facilities, each twenty (20") inches of seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities under this ordinance.

B. Location of Parking Facilities:

1. One-family, single-family attached of three (3) dwellings or less, and two-family: Off-street parking stalls shall be provided on the same lot as the dwelling.

2. Multiple family and other single-family attached: Off-street parking shall be on lands owned by the same person who owns the building and located within two hundred (200) feet of the building.

3. Commercial and Industrial and other use: Off-street parking shall be on land owned or leased by the same person who owns the building and located within six hundred (600) feet of the building they are intended to serve.

C. Parking Setbacks:

1. Off-street parking in the Agricultural or Residential Districts may occupy all or part of any required side or rear yard but shall not be located in the front yard, except in an established driveway.

2. Off-street parking in the Commercial or Industrial Districts may occupy any required yards, except such parking shall be set back ten (10) feet from any road right-of-way.

D. Mixed Occupancies: In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use.

E. Required Number of Parking Spaces: The amount of required off-street parking spaces for new uses, buildings and additions shall be as specified in the following table:

TABLE 1 -- REQUIRED PARKING SPACES	
USE	**REQUIRED PARKING SPACES**
One family, single family attached, two family dwelling, and mobile home	Two (2) parking spaces for each dwelling unit.
Multiple family dwellings.	One and one-half (1 1/2) parking spaces for each dwelling.
Motels and hotels	One (1) parking space for each guest room, plus two (2) additional parking spaces
Hospitals, Convalescent or Nursing Homes	One (1) parking space per four (4) beds.
Fraternity, Boarding and Rooming Houses	One (1) parking space for each two (2) lodging units.
Libraries, Art Galleries, Museums	One (1) parking space per 500 sq. ft. of floor area.
Churches, Auditoriums and Places of Assembly	One (1) parking space for every five (5) seats.
Elementary and Nursing Schools	One (1) parking space for every two (2) employees
Junior and Senior High Schools	One (1) parking space for every two (2) employees plus one (1) parking space for every five (5) seats in the auditorium or stadium (whichever is larger).
College, University or Trade School	One (1) parking space for every two (2) employees, plus one (1) parking space for every ten (10) students.

TABLE 1 -- REQUIRED PARKING SPACES	
USE	**REQUIRED PARKING SPACES**
Dance Halls, Places of Assembly and Exhibit Halls without fixed seating.	One (1) parking space for every five (5) persons allowed as maximum building capacity.
Automobile or Machinery Sales	One (1) parking space for every 800 sq. ft. of floor area.
Bowling Alleys	Four (4) parking spaces for every alley.
Clinics	One (1) parking space for every 200 sq. ft. of floor area.
Funeral Home	One (1) parking space for every five (5) seats.
Furniture and Appliance Stores	One (1) parking space for every 600 sq. ft. of floor area.
Offices, Banks, and Public Administration	One (1) parking space for every 400 sq. ft. of floor area.
Restaurants	One (1) parking space for every four (4) seats, plus one (1) parking space for every two (2) employees.
Retail Stores	One (1) parking space for every 150 sq. ft. of floor area.
Service Garages and Car Washes	Five (5) parking spaces per stall.
All Other Commercial	One (1) parking space for every 300 sq. ft. of floor area.
Industrial and Warehousing	One (1) parking space per employee
Marina	One and one-half (1 ½) parking spaces per slip.

F. Development and Maintenance of Loading and Parking Areas:

1. Surfacing and Drainage: Off-street parking areas shall be improved with a durable surface. Such areas shall be graded and drained as

to dispose of all surface water without damage to adjoining property.

2. Lighting: Any lighting used to illuminate any off-street parking area shall be arranged as to reflect the light away from residential uses on adjoining lots.

3. Access: There shall be adequate provisions for ingress and egress to all parking and loading spaces. Said access drive shall not be less than eight (8) feet in width in the case of a dwelling, and not less than eighteen (18) feet in width in all other cases; provided, however, that one-way aisles for either ingress or egress for uses other than dwellings may be reduced to not less than ten (10) feet in width.

4. Necessary curbs or other protections against damage to adjoining properties, roads, and sidewalks shall be provided and maintained.

5. It shall be the responsibility of the owner of the principal use or of the property to insure that the parking area is neat and maintained in a safe condition.

G. Parking of Trucks in R-Districts: No trucks or commercial vehicles with a commercial (Y-type) license and of a rated gross vehicle weight of 12,000 pounds or more shall be parked on any residential premises in any R-district for any consecutive period of four (4) hours or more. This provision shall not prohibit the parking of any necessary construction vehicles during the construction period on the premises where construction is in progress.

Section 10.06 LOADING REQUIREMENTS:

A. Required Loading Spaces: On the premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage, warehouse goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading, and unloading services in order to avoid undue interference with public use of the roads or alleys.

B. Development and Maintenance of Loading Spaces: See Section 10.04 (F).

Section 10.08 BUFFERYARDS:

A. Purpose: The purpose of the bufferyards is to separate different land uses from each other in order to eliminate or minimize potential nuisances such as dust, litter, noise, glare of lights, signs and buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odors or danger from fire or explosions or surface water runoff.

B. Required Bufferyards:

1. All new or major expansions of existing multiple family, commercial or industrial uses shall provide a bufferyard along the outer perimeter of the lot when such uses are adjacent to properties that are zoned R A or R-1 (Residential) or A-4 (Agricultural) and designated for future residential use in the Comprehensive Plan.

   A bufferyard shall also be provided when a new or major expansion of commercial or industrial use is adjacent to an R-2 (Low Density Residential) District.

2. A major expansion for bufferyard purposes shall be considered to be an expansion or combination of expansions to buildings within the last five (5) years that exceeds fifty (50%) percent of its current market value according to the Olmsted County Assessor's records. The bufferyards shall be located on the outer perimeter of the lot, extending to the property line except when there exists a utility easement, in which case the bufferyard shall commence from the inner boundary of such utility easement. No bufferyard shall be located on any portion of an existing or dedicated public or private street right-of-way.

3. The following table specifies the intensity of the bufferyard that is required. For example, if a property zoned I (Industrial) is located adjacent to a property zoned R-1 (Residential), the Industrial property is required to provide Bufferyard E along the outer perimeter of his lot which adjoins the R-1 (Residential) district. If the same properties are separated by an intervening arterial street, then Bufferyard B is required.

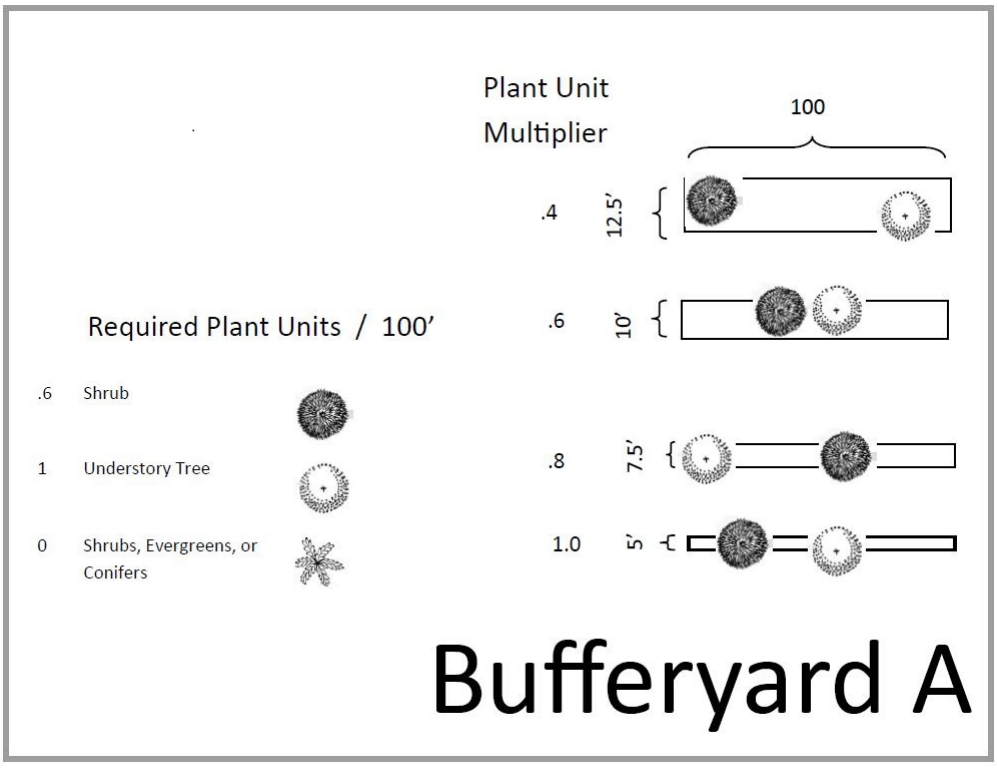
TABLE II -- BUFFERYARD REQUIREMENTS				
Zoning District	**Adjacent Property R-A, R-1, R-2, & A-4 Districts**	**Adjacent Property R-A, R-1, R-2, & A-4 District Separated by Street***		
		Expressway, Freeway, & Arterial	**Collector**	**Local**
R-2 Residential	C	A	B	B
RC, CS & HC Commercial, A/RC	C	A	B	C
I (Industrial)	E	E	C	C
**The Currently Held Valid Official Thoroughfare Plan for Olmsted County shall be used to determine the classification of the street.*				

4. All bufferyards (A E) permit four or five bufferyard widths, ranging from ten (10) to thirty (30) feet, and specify the number of plantings required for each bufferyard width. In bufferyards D and E, fences are required in addition to the plantings when a narrow bufferyard is to be used. The required fences are represented by the symbols F1, F2, and F3, and correspond to the illustration on fences. The property owner may select the width of bufferyard he will install and maintain.

   To determine the minimum number of plantings, refer to the appropriate bufferyard illustration, then choose the width of the bufferyard to be established, then multiply the "plant unit multiplier" by the lot dimension (feet) and by the "required plant units/100". For example, if a property owner were required to provide Bufferyard B along 200 feet of a lot dimension and choose to establish a 20 foot wide bufferyard, he would be required to provide one (1) canopy tree, two (2) understory trees and four (4) shrubs. The following calculations described how these figures were obtained:

0.6	**X**	200 Feet	**X**	1/100 "Canopy"	**=**	1.2 Canopy
("Plant Unit Multiplier")		***("Lot Dimension")***	**X**	2/100 "Understory"	**=**	2.4 Understory
			X	3/100 "Shrubs"	**=**	3.6 Shrubs

5. All bufferyards shall be landscaped with rock, bark, grass or other suitable materials.



C. Existing Trees within Bufferyard:

1. Existing trees and shrubs may be counted as contributing to the required bufferyard, providing they meet the minimum plant size specified in Section 10.08 (F). Furthermore, any existing trees with a two and one-half (2.5) inch or greater caliper located within the bufferyard shall be preserved and maintained.

2. The Planning Advisory Commission may permit the removal of existing trees as described previously when such trees are determined to be undesirable or such trees have a minimal value as a bufferyard.

3. Not with standing Section 10.08 (C, 1), the removal of trees seriously damaged by storms or other acts of God or diseased trees shall not be prohibited.

4. In all cases when existing trees are removed, the intensity of the vegetation in the bufferyard shall be retained as to the requirements specified in Section 10.08 (B, 4).

D. Plant Substitutions:

1. In all bufferyards evergreen shrubs, understory or canopy trees may be substituted for the required deciduous shrubs and trees.

2. A berm of at least four (4) feet in height may be substituted for the required shrubs.

E. Fence Substitution: Other types of fences may be substituted, providing such fence is of equivalent or greater screening and height.

F. Minimum Plant Size: Unless otherwise specifically indicated elsewhere in this zoning ordinance, all new plant materials shall meet the following minimum size standards:

Plant Material Type	Minimum Size
Canopy tree	
Single Stem	1 ½ inch caliper *
Multi Stem Clump	6 feet (height)
Understory Tree	4 feet (height)
Evergreen Tree	3 feet (height)
Shrub	
Deciduous	15 inches (height)
Evergreen	12 inches (height)

*Caliper: Designed as a measurement of the size of a tree equal to the diameter of its trunk measured six (6) inches above natural grade.

G. Bufferyard Maintenance:

1. All trees and shrubs shall be maintained in a healthy growing condition. If any plants should die, they shall be replaced within sixty (60) days in order to maintain the required number of plantings as specified in Section 10.08 (B, 4).

H. Financial Guarantee:

1. Prior to the issuance of a zoning certificate, the owner or contractor shall provide either a letter of credit, a paid-in-full receipt of a reputable landscape firm, a performance bond or escrow deposit to ensure that bufferyards are installed according to Section 10.08 (B, 4). All financial guarantees shall be equal to the sum of one hundred (100%) percent of the total cost, including materials and labor, of installation of the bufferyard. The County and Township shall be entitled to reimburse itself out of said funds for any cost and expense incurred by the County and Township for completion of the work in case of default.

I. Bufferyard Uses:

1. A bufferyard may be used for passive recreation, it may contain a picnic area, paths, fences, etc., and may include a sign if located adjacent to a street; provided that no plant material is eliminated and that no building, parking, loading, or storage areas are permitted within the bufferyards.

J. Plant Materials: Plant materials chosen for use within required bufferyards shall be suited to the existing climatic conditions of southeastern Minnesota, and shall be compatible with the existing soil types found on the site. Since the purpose of the bufferyard is to provided screening of objectionable elements for adjacent land uses, the following plant characteristics shall be encouraged in the selection of plant materials:

1. Density of Foliage: Species that exhibit more structural stability as a result of more rigid petioles have less leaf movement and thus appear more solid and dense, and these types are encouraged.

2. Growth Rate: Species that have characteristically exhibited faster growth rates during the first 3 5 years of planting are desirable to establish the visual screening sooner.

3. Structure: In the case of deciduous species, trees with a more emphatic branch structure and a more intricate twig structure will be preferred due to the fact that for up to six months of the year these species are without leaves and thus lose much of their screening ability.

4. Salt Tolerance: In the case of bufferyards along existing streets and roads, the ability of species to withstand salt will result in their enhanced chance for survival, especially in the early years of growth.

5. Height: In the case of understory trees and shrubs, those species with a projected height of at least 7 to 8 feet will be preferred to provide maximum screening for adjacent properties.

6. Representative List of Trees and Shrubs: The following is a representative list of trees and shrub species that are suitable for the purposes of the bufferyard. Other species of similar characteristics and which are suitable for this climate may be used.

CANOPY TREES

DECIDUOUS	EVERGREEN
Green Ash	Austrian Pine
Hackberry	Black Hills Spruce
Honey Locust	Colorado Spruce
Horse Chestnut	Ponderosa Pine
Linden	Scotch Pine
Norway Maple	White Pine
Oak	White Spruce
Sugar Maple	
White Ash	

UNDERSTORY TREES

DECIDUOUS	EVERGREEN
Amur Maple	Arborvitae
Black Alder	Junipers
Crab Apple	
Ohio Buckeye	
River Birch	
Russian Olive	
Russian Mulberry	
Service Berry	

SHRUBS AND HEDGES

DECIDUOUS	EVERGREEN
American Elder	Artorvitae
American Hazel	Japanese Yew
Barberry	Junipers
Chokeberry	
Common Lilac	
Cotoneaster	
Dogwood	
Euonymous	
Honeysuckle	
Snow Berry	
Viburnums	

Section 10.10 EXTERIOR STORAGE AND AUTOMOBILES:

A. Exterior Storage-Residential Districts:

1. In all residential districts, all lots shall be maintained and kept in a reasonably clean and neat condition. The storage requirement shall include the removal of dead and downed trees and brush; inoperable motor vehicles, machinery, appliances, fixtures or equipment so damaged, deteriorated or obsolete such that there is no substantial potential further use consistent with its usual function or reasonable reuse; discarded lumber piles and building materials not being used in actual construction on the premises; and Mixed Municipal Solid Waste including, but not limited to, Recyclable Materials, broken furniture, tires, Hazardous Waste, Infectious Waste, Electronic Waste as defined in the Olmsted County Solid Waste Management Ordinance and other debri.

B. Automobiles:

1. In Agricultural or Residential Districts, no person shall place, park, permit to remain, store or leave upon any premises, except in a completely enclosed building, any motor vehicle which does not have affixed thereto a valid current motor vehicle license, or any portions thereof or parts therefrom, when such motor vehicle, portions thereof or parts therefrom are in a rusted, wrecked, partially dismantled or junked condition or in an unoperative or abandoned condition; and the owner of such motor vehicle, portions thereof, or parts therefrom, and the owner and occupant of the premises upon which located shall be obligated to remove same to a duly licensed junk yard or other authorized place of deposit or storage.

C. Exterior Storage-Commercial Districts:

1. In all Commercial districts and commercial uses located in the Rural Service District (RSD), all lots shall be maintained and kept in a reasonably clean and neat condition. No person shall place or store upon the open areas of any premises any collection of inoperable motor vehicles, machinery, appliances, fixtures or equipment so damaged, deteriorated or obsolete such that there is no substantial potential further use consistent with its usual function or reasonable reuse, discarded lumber piles and building materials not being used in actual construction or retail sales on the premises; and Mixed Municipal Solid Waste including, but not limited to, Recyclable Materials, broken furniture, tires, Hazardous Waste, Infectious Waste, Electronic Waste as defined in the Olmsted County Solid Waste Management Ordinance and other debris.

Section 10.12 SALVAGE AND JUNK YARDS:

A. All salvage and junk yards shall obtain a conditional use permit and satisfy the criteria for granting a conditional use permit contained in Section 4.02. Salvage and junk yards, furthermore, shall meet the following:

1. Salvage and junk yards shall be screened from any residential district and from any public road. Plans for such screening shall be submitted to the Planning Advisory Commission for approval.

2. Any storage or dismantling of vehicles and machinery shall be done in a manner so as not to pollute the surface or ground water in the County.

3. Any existing salvage or junk yard shall comply with this Section (10.12) within five (5) years of the adoption of this ordinance.

Section 10.14 NOISE, HEAT, GLARE, VIBRATION, SMOKE, TOXIC WASTE, AND NOXIOUS FUMES:

Emission or creation of noise, heat, glare, vibration, smoke, toxic wastes, and noxious fumes shall conform to standards established by the Minnesota Pollution Control Agency.

Section 10.15 TELECOMMUNICATION TOWERS

A. PURPOSE: Oronoco Township acknowledges the legal right to wireless telecommunications providers to do business within the Township. However, the Township wishes to implement its legal authority to impose zoning requirements that are nondiscriminatory, not intended to prohibit telecommunications services, and not based on the health effects of radio frequency emissions. In order to establish predictable and balanced regulations that protect the public health, safety and general welfare of the community, these regulations are intended to:

1. Facilitate the provision of telecommunications services and facilities including commercial wireless telecommunication services in Oronoco Township;

2. minimize adverse visual effects of towers through careful design and siting standards;

3. avoid potential damage to adjacent properties from tower or antenna failure and weather related occurrences through structural standards, careful siting, and setback requirements;

4. encourage the placement of telecommunication towers on agricultural, commercial, or industrial property; and,

5. minimize the total number of existing and new towers and buildings needed to serve the communities, and maximize the use of existing towers and buildings.

B. TOWER HEIGHT:

All proposed towers and accessory structures or buildings shall meet the maximum height provisions of the underlying zoning district and Section 4.02 Conditional Use, except as may be permitted under Section 10.15 C. Tower Setback. In no case shall a tower or combined building/tower height exceed 199 feet where located within 1,000 feet of an existing residential subdivision or residential dwelling.

The height of towers shall be determined by measuring the vertical distance from the tower's point of contact with the ground or rooftop to the highest point of the tower, including all antennas or other attachments. When towers are mounted on top of other structures or buildings, the combined height of the structure or building and tower must meet the height requirements of the applicable zoning district.

C. TOWER SETBACK:

1. Towers proposed to be located in the A-1, A-2, A-3, HC, A/RC, and I districts shall be set back from all property lines an amount equal to the height of the structure. In the A-1, A-2, and A-3 zoning districts, proposed setbacks that are less than the tower height may be permitted under the criteria for granting conditional uses found in Section 4.02 (A). All towers shall have a setback equal to the tower height from any dwelling in a nonresidential zoning district. This setback requirement does not apply to the property on which the tower is placed.

2. Towers located in the A-4 district shall be required to provide a minimum setback from the property lines a distance equal to the height of the tower.

3. Guy wires for towers shall be located no closer than 25 feet to any property line.

4. Suitable protective anti-climbing fencing shall be provided around any tower and the bases of guy lines. Where fences are used to control unauthorized climbing of towers the fences shall conform to

the setback requirements for principal structures or buildings. Fences or walls shall be located between the plantings and the tower based on the standards of Section 10.08 Bufferyards.

D. TOWER LOCATION:

1. All towers shall have FAA approval prior to issuance of a building permit if within three miles of another public airport or heliport. All applicants shall demonstrate that the proposed tower will comply with FAA standards prior to issuance of a building permit if located within 3 miles of a private airport. The FAA must issue a "no hazard" determination to comply with this provision.

2. Towers shall not be permitted to be located within floodplains, or shorelands.

E. TOWER DESIGN REQUIREMENTS:

1. Towers and antennas shall blend into the surrounding environment through the use of color and camouflaging architectural treatment except where color is dictated by federal or state authorities. In the A-4 zoning district or within one quarter mile of a residential zoning district tower color shall be a solid color, not multi-colored, and shall be light blue, light beige, or unpainted and non-reflective.

2. In the A-4 zoning district or within one-quarter mile of a residential zoning district, new towers shall be a monopole design. Existing towers may be used for the placement of antennas and will not be required to be of a monopole design.

3. No tower shall have constructed thereon, or attached thereto, in any way, any platform, catwalk, crow's nest, or like structure, except during periods of construction or repair when the tower is located in the A-4 zoning district or within one-quarter mile of a residential zoning district.

4. Where recommended by the Minnesota Department of Natural Resources guyed towers shall have placed on the supporting cables bird diverter devices with a design recommended by the Minnesota Department of Natural Resources.

F. ANTENNA CO-LOCATION:

All commercial wireless telecommunication towers erected, constructed, or located within the Township shall comply with the following requirements:

1. A proposal for a new tower shall not be approved unless the Township finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one mile search radius of the proposed tower or within one mile of the telecommunication company's search area for the proposed tower, whichever is greater, due to one or more of the following reasons:

    a. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned equipment at a reasonable cost;

    b. the planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified and licensed professional engineer or qualified radio frequency engineer and the interference cannot be prevented at a reasonable cost;

    c. existing or approved towers and buildings within the search radius that are 60 feet or over in height that cannot accommodate the planned equipment at a height necessary to function reasonably or are not located so that the planned equipment will function reasonably, as documented by a qualified radio frequency engineer or licensed professional engineer;

    d. other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved tower or building.

The applicant shall submit with the conditional use application written statements from the existing tower owners found within the search radius, or provide evidence of efforts to contact and obtain statements from existing tower owners. The information submitted shall explain the limitations on the use of the existing towers and the specific reasons the applicant cannot make use of the existing tower. If there are restrictions on placement of additional antennas on an existing tower within the search radius, the submittal shall be prepared by a licensed engineer.

2. Any proposed tower shall be designed, structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is over 100 feet in height, or for at least one additional user if the tower is over 60 feet in height. Towers must be designed to allow for future rearrangements of antennas upon the tower and to accept antennas mounted at varying heights.

3. Service providers shall provide proof of licensure by the Federal Communications Commission. Applicants that propose constructing telecommunications towers must provide proof that a contract exists with a licensed commercial telecommunications service for the use of the applicants tower.

G. ANTENNAS MOUNTED ON EXISTING BUILDINGS OR TOWERS:

The placement of telecommunications antennas including wireless telecommunication antennas on existing buildings, towers, or structures, shall meet the requirements of the underlying zoning district and this section. A site plan and building plan shall be submitted to the Township as part of the zoning certificate. A zoning certificate shall be required for the placement of antennas on existing buildings or towers.

Where a tower is nonconforming due to the requirements of this section, additional telecommunications antennas may be permitted to be placed on the tower after being reviewed under Section 4.02 Conditional Uses.

H. ACCESSORY UTILITY BUILDINGS:

All buildings and structures to a tower shall:

1. Be constructed of material on the exterior of the building similar to the surrounding residential area when located adjacent to a residential zoning district in the county or within an abutting city;

2. Be buffered and screened from adjoining uses as established in the requirements of the underlying zoning district and Section 10.08 Bufferyards. For the purposes of this ordinance, zoning districts in the city most similar to the county district shall be used to determine the bufferyard;

3. meet the height and setback limitations as established for each zoning district.

A tower or group of towers located on a parcel shall be permitted to have only one accessory building per service company that is connected to a

tower, and shall house only electronic equipment that is necessary for the functioning of the telecommunications system.

I. SIGNS AND ADVERTISING:

The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

J. TOWER LIGHTING:

Towers shall not be illuminated by artificial means and shall not have affixed or attached to it in any way except during time of repair or installation any lights, reflectors, flashers, or other illuminating device, except as required by the Federal Aviation Administration or the Federal Communications Commission or state agency. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

White strobe lights may only be permitted for tower lighting where they are used during daylight hours. White strobe lights shall not be permitted for night time lighting of towers. In all cases where white strobe lights are used, the lights shall be shielded such that the lights are visible only from above the tower.

K. ABANDONED OR UNUSED TOWERS:

Abandoned or unused towers and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the zoning administrator. In the event that a tower is not removed within 12 months of the cessation of operations at a site, the tower and associated facilities may be removed by the Township and the costs of removal and associated administrative costs assessed against the property.

L. PUBLIC SAFETY TELECOMMUNICATIONS INTERFERENCE:

Commercial wireless telecommunications services shall coordinate with public safety telecommunications system operators 60 days before the introduction of new commercial wireless telecommunications services. The commercial wireless telecommunications provider shall be required to provide a copy of the FCC license application and the information on the frequencies and power levels of the proposed services to the Olmsted County Sheriff's Office, City of Rochester Police Department, and the City of Rochester Fire Department.

M. SECURITY:

All freestanding towers shall be required to control the unauthorized entry and climbing of towers. A fence or wall with a minimum height of six (6) feet shall be constructed around the entire perimeter of the tower base. Gates shall be locked. The bases of guy wires shall be fenced and the fence shall be 4 feet or more in height.

N. NONCONFORMING TOWERS:

In order to avoid requiring new towers and to minimize the number of towers needed to serve the county, the following provisions shall apply to nonconforming towers. In the A-1, A-2, A-3, and A-4 districts, telecommunications towers in existence at the time of this amendment may be permitted to increase tower height after being issued a conditional use permit. The Planning Advisory Commission shall consider the criteria listed in Section 4.02 and the following criteria as part of the conditional use process:

1. Tower safety concerns including tower collapse, falling ice, and airplane traffic;
2. land use character and history of the tower(s);
3. comparative visual impact to the surrounding lands of the proposed tower height increase;
4. disturbance or conflict with agricultural uses on the property;
5. other factors which tend to reduce conflicts or incompatible with the character and need of the area.

O. REGISTRATION OF COMMERCIAL WIRELESS TELECOMMUNICATION SERVICES AND TOWERS:

1. Purpose of Registration. The purpose of registration under this ordinance is to provide the county with accurate and current information concerning commercial wireless telecommunications services and towers who offer or provide services within the county or that own or operate such facilities within the county and to assist the county in the administration of this section of the ordinance.
2. Registration and Application Requirements. Commercial wireless telecommunications services and tower companies that offer or provide any telecommunications services for a fee directly to the public or have facilities within the county shall register and provide to the county, pursuant to this ordinance the following information:

a. The identity and legal status of the registrant, including affiliates;

b. the name, address and telephone number of the officer, agent or employee responsible for the accuracy of the registration statement;

c. a narrative and map description of registrants existing telecommunications facilities with the county and adjacent townships;

d. such other information as the county may reasonably require.

P. ADDITIONAL SUBMITTAL REQUIREMENTS:

In addition to the information required elsewhere, applications shall include the following information:

1. A report from a licensed professional engineer that describes the commercial wireless telecommunication service tower's capacity, including the number and type of antennas that it can accommodate;

2. a letter of intent from the commercial wireless telecommunication service tower owner committing the tower owner and successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use;

3. the location of all public and private airports or heliports within a 3 mile radius of the tower site.

Section 10.16 EXTERIOR LIGHTING:

Any light used for exterior illumination shall be diffused or directed away from adjoining properties or public roads.

Section 10.18 TRAFFIC VISIBILITY ZONE:

On any corner lot in the residential, commercial and industrial districts, there is established a traffic visibility zone at the intersection of two or more roads. The traffic visibility zone includes that part of a corner lot that is within an area bounded by the intersecting road right-of-way line and a diagonal line interesting said road right-of-way lines at a distance of twenty-five (25) feet from the point of intersection of the right-of-way lines. In any traffic visibility zone, no fences, structure, earth bank, hedge, planting, or other obstruction shall be erected, planted, or maintained that exceeds a

height of forty-two (42) inches, as measured from the center line elevation of the street.

Section 10.20 SOIL EROSION, SEDIMENTATION, RUNOFF, AND SLOPE STABILITY CONTROLS:

A. Definitions: For the purposes of this section, certain terms used herein shall be defined as follows:

Development: Any activity not directly related to general farming resulting in a disturbance of the natural condition or vegetative covering of the earth's surface of over 10,000 square feet in area.

Drainageway: Any surface area over which water flows in a concentrated form, whether permanently, continually, occasionally, or intermittently, and including public waters, intermittent streams, and grassed waterways.

Erosion: The general process by which soils are removed by wind or flowing surface or sub surface waters.

Erosion, Channel or Gully: Erosion caused by the action of water flowing in a concentrated stream action against the soil confining its flow.

Erosion, Ephemeral: Erosion caused by the action of flowing surface water against the soil confining its flow, occurring in channels which are intermittently established in fields or on other open land, and for periods of short duration.

Erosion, Sheet and Rill: Erosion caused be the general, as opposed to channeled, flow of water over a surface.

Erosion, Sheet Erosion Rate: The annualized amount of soil material lost from a lot due to sheet and rill erosion, expressed in tons of soil eroded per acre per year, and calculated according to the Universal Soil Loss Equation (U.S.L.E.) (see Appendix D, the Universal Soil Loss Equation).

Hydrologic Curve Numbers: A measure of the proportion of the rainfall hitting an area likely to produce runoff, reflecting the percentage of impervious surface area, the quality of vegetative cover, and underlying soil conditions (see Appendix E, Hydrologic Curve Numbers).

Impervious Surface: Any surface having a percolation rate of slower than 120 minutes per inch.

Land Disturbing Activity: Any activity not directly related to general farming resulting in a disturbance of the natural condition or vegetative covering of the earth's surface.

Mulch: Any material deposited on the surface, including but not limited to crop residues, leaves, wood chips, straw, or other similar organic or inorganic materials, which protect the soil from erosion without causing an increase in the rate of runoff.

Runoff: The portion of rainfall or other precipitation that leaves a lot in the form of surface water.

Sediment: Soil particles carried or deposited by flowing water.

Slope: The deviation of a surface from the horizontal, expressing the change in elevation as a percentage of the horizontal distance of the surface.

Slope Instability: The tendency of a slope to cave in, slump, collapse, or otherwise fail.

Soil: Unconsolidated mineral or organic material that overlies bedrock and can be readily excavated.

B. Standards: Any land disturbing activity initiated after the effective date of this ordinance must meet the following standards:

1. At no time shall a land disturbing activity cause the estimated sheet erosion rate to exceed five (5) tons per acre per year.

2. At no time shall a land disturbing activity within a shoreland area or within three hundred (300) feet of a wetland cause the estimated sheet erosion rate to exceed two (2) tons per acre per year.

3. At no time following the completion of a land disturbing activity shall the estimated sheet erosion rate exceed five-tenths (0.5) tons per acre per year from the disturbed area.

4. No land disturbing activity shall cause ephemeral erosion to occur on adjoining parcels at any time during or following development, nor on the parcel disturbed at any time following development.

5. No land disturbing activity shall cause an increase in channel erosion in any stream, whether permanent or intermittent, at any time during or following development.

6. No land disturbing activity shall cause the creation of unstable slopes persisting after the completion of the activity.

7. No land disturbing activity shall cause the deposition of sediment on adjoining property.

8. Structural works necessary to meet these standards must meet applicable SCS standards and specifications.

9. All drainageways must be constructed and maintained in such a manner as to prevent soil erosion to the sides and bottoms of the drainageways, and to handle adequately the runoff generated from the watershed from a fifty (50) year rainfall event.

10. Plan Review Coordination: The purpose of this subsection shall be to require a coordinated review of and application of common standards for erosion and surface water runoff control measures. This review shall cover all site grading work located within the "Urban Service Area" as shown on the Olmsted County General Land Use Plan future land use map and outside the municipal limits of all cities in the county.

    a. Where a "land disturbing activity" is proposed, the township shall not issue a waiver of the requirement to submit an erosion control and runoff control plan. This requirement shall apply to any land located within an Urban Service Area as identified on the Olmsted County General Land Use Plan future land use map.

    b. Where a "land disturbing activity" is proposed on land within the Urban Service Area through a submittal of an erosion control and runoff control plan the plan shall be consistent with the applicable approved zoning district, general development plan, subdivision plat, approved site plan or conditional use permit. Where the erosion control plan is not consistent with an approved development plan as specified above, or where no plan has previously been approved through the appropriate approval process, the plan shall be denied.

    c. Where a "land disturbing activity" is proposed on land within the Urban Service Area the plan shall conform to all of the standards and related regulations of Oronoco Township, including but not limited to floodplain and shoreland provisions of these ordinances.

    d. Where a "land disturbing activity" is proposed on land within the Urban Service Area and where a GDP exists or has been submitted for public review, the erosion control and runoff control plan shall be reviewed by the Township engineer and

the city engineer for the adjacent city. Erosion control, runoff control, grading standards, and construction practices of the Township and adjacent city must be complied with by the applicant. Where the standards are not uniform the more restrictive standards shall apply. A determination of the more restrictive ordinance provisions shall be based on the standards that require the most control of erosion and surface water runoff.

e. Where a "land disturbing activity" is proposed on land within the Urban Service Area in any zoning district, no plan shall be approved by the Township until all necessary applicable zoning and subdivision approvals have been obtained, including conditional use permits, variances, plats, and zoning certificates. If these approvals are not obtained the plan shall be denied.

f. Where a "land disturbing activity" is proposed on land within the Urban Service Area the applicant must have submitted to the Minnesota Pollution Control Agency a plan and application for a National Pollutant Discharge Elimination System permit. A copy of the plan and application must accompany the erosion/runoff control application to the Township.

g. These provisions shall not apply to "land disturbing activities" that are 1) improvements to a parcel that is part of and related to an active agricultural operation, 2) covered by an approved Township zoning certificate, 3) covered by a Township conditional use permit or variance, or 4) that are property improvements located on a lot in an existing residential subdivision or a non-farm parcel with an established principal use and building.

11. The erosion and runoff control plan shall be consistent with the applicable approved zoning district, general development plan, subdivision plat, approved site plan, or conditional use permit. Where the erosion control plan is not consistent with an approved development plan, or where no plan has been previously been approved through the appropriate approval process, the plan shall be denied. In no case shall an erosion and runoff control plan permit the construction of roads or other improvements within an agricultural, floodplain, or shoreland zoning district without first

receiving approval for a permitted and approved use to develop the property.

C. Erosion Control:

1. Erosion Control Plan Required: No zoning certificate shall be issued nor shall any land disturbing activity commence for any development unless an erosion control plan has been approved by the Zoning Administrator, or a waiver of the erosion control plan requirement has been granted by the Zoning Administrator.

2. Waiver of Erosion Control Plan: The Zoning Administrator may waive the requirement for an erosion control plan in any of the following circumstances:

a) Where the development is of an emergency nature necessary for the preservation of lives or property;

b) Development consisting of the alteration, repair or maintenance of any lawful use of land existing as of April 15, 1983, or the expansion of such a use by less than fifty percent (50%) of the current market value of buildings on the lot, as determined by the County Assessor's records;

c) Development involving a temporary use when the use makes no surface discharge of waters;

d) Development on lots in a subdivision for which an approved soil erosion control plan is in effect;

e) Development on soil types in Appendix C(1);

f) Development on soil types in Appendix C(2), when the applicant certifies that he will apply mulch at a uniform rate, covering at least fifty percent (50%) of the surface of the disturbed areas during construction and that permanent vegetative cover will be established following construction; or

g) Development on soil types in Appendix C(3), when the applicant certifies that he will apply mulch at a uniform rate, covering at least seventy percent (70%) of the disturbed area during construction and that permanent vegetative cover will be established following construction.

3. Erosion Control Plan Contents: The erosion control plan shall be filed with the Zoning Administrator and shall include documentation setting forth the means by which the applicant intends to meet the standards of this section. In addition, the Zoning Administrator may require the following documentation:

   a) A description of the soils on the site, including a map indicating soil types of areas to be disturbed and the susceptibility of those soil types to erosion; and

   b) A description of the existing and proposed drainage of the site, showing the soils in drainageways and the type and location of any erosion control measures related to meeting the standards of this section addressing channel and ephemeral erosion.

4. Erosion Plan Certification: The applicant shall submit with any erosion control plan certification by a registered professional engineer, soils conservationist, or soils scientist that the soil erosion control measures specified in the erosion control plan will enable the development to meet the soil erosion standards of this section.

D. Runoff Control Plan:

1. Runoff Control Plans Required: No zoning certificate shall be issued nor shall any land disturbing activity commence for any development unless a runoff control plan has been approved by the Zoning Administrator, or a waiver of the runoff control plan has been granted by the Zoning Administrator.

2. Waiver of Runoff Control Plan:

   a) Circumstances described in Section 10.20 C, 2, a, b, and c;

   b) Developments on lots in a subdivision for which an approved runoff control plan is in effect;

   c) Developments which result in a proportion of impervious surface to total lot area of ten percent (10%) of less; or

   d) Developments which result in an increase in the average hydrologic curve number for the site of five percent (5%) or less.

3. Runoff Control Plan Contents: The runoff control plan shall be filed with the Zoning Administrator and shall include documentation

setting forth the means by which the applicant intends to meet the standards of this section, and certification from a registered professional engineer or hydrologist stating that the development will meet the standards of this section. In addition, the Zoning Administrator may require the following documentation:

a) A map of the existing topography of the site with a contour interval appropriate to the topography of the land;

b) Proposed finished grading shown at the same contour interval;

c) A drainage description of the unaltered site, delineating in which direction and at what rate storm water is conveyed from the site and setting forth those areas of the unaltered site where storm water collects and is gradually percolated into the ground;

d) A proposed drainage plan of the developed site delineating in which direction and at what rate storm water will be conveyed from the site and setting forth the areas of the site where storm water will be allowed to collect and gradually percolate into the ground; and

e) A description of and technical documentation related to any runoff measures for the site.

E. Plan Review: Upon receipt of an erosion control or runoff control plan application and accompanying documentation, the Zoning Administrator shall assess the effectiveness of proposed erosion and runoff control measures in meeting the standards of this section, and on that basis shall approve or deny the application for plan approval. The Zoning Administrator may refer a plan to the Olmsted Soil and Water Conservation District office for its review and comment prior to taking action to approve or deny a plan. Any plan may be revised in the same manner as originally approved. Plan approval shall authorize commencement of a land disturbing activity.

F. Performance Bond: Whenever the erosion control plan or runoff control plan calls for the implementation of measures to control erosion or runoff, the total cost of which exceeds one thousand dollars ($1,000), the Zoning Administrator shall require the applicant to post a performance bond with the Olmsted County Planning Department sufficient to cover the entire cost of said works. This provision shall not apply to those measures

associated with street construction associated with plats for which an approved erosion and runoff control plan is in effect. The cost of such measures shall then be included in the performance bond required under the Subdivision Ordinance for road improvements.

G. Responsibility: Neither the issuance of a permit nor compliance with the conditions thereof, nor with the provisions of this section, shall relieve any person from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any liability on Oronoco Township or its officers or employees for injury or damage to persons or property. A permit issued pursuant to this section shall not relieve the permittee of the responsibility for complying with any other requirements established by law, ordinance, or regulation.

Section 10.21 FARMLAND EROSION:

A. POLICY: In some cases in Oronoco Township, the use of land for agricultural purposes has caused excessive surface water runoff and accelerated the process of soil erosion and sediment deposition. This has resulted in the pollution of the waters of the state; increased storm water runoff and flooding; damage to agricultural, forestry, recreational, fish and wildlife, and other resources; threats to the long term and short term productivity of the County's soils; sediment damages to public and private property and water bodies; increased frequency and severity of flooding; reduced storage capacity of impoundments; damage to wetlands and other wildlife habitat; and other threats to the public health, safety, and general welfare.

This section addresses these concerns by adopting standards for soil erosion and by encouraging the development of conservation plans that identify conservation practices that reduce erosion to those standards, according to an approved schedule. It is intended that the plans developed under this section will apply to the properties for which they are developed regardless of changes in ownership. Changes in practices on parcels with approved plans will require approval of amended plans. It is also the intent of this section to address both on site and off site erosion problems resulting from land management practices.

B. EFFECTIVE DATE AND AREA OF APPLICATION:

Effective September 1, 1990, this section and referenced or related data or standards will apply to all unincorporated land within Oronoco

Township not covered under section 10.20, including but not limited to agricultural land, woodland, and pastureland.

This section and referenced or related data or standards applies to all unincorporated land within the Township not covered under Section 10.20, including but not limited to agricultural land, woodland, and pastureland.

C. Definitions:

For the purposes of this section, certain terms used herein shall be defined as follows:

Agricultural Uses: Use of land for forestry, pasture, or crop production, or for the production of livestock, poultry or poultry products, fur bearing animals, horticultural or nursery stock including sod, fruit, vegetables, forage grains, or bees and apiary products. Wetlands, pasture, and woodlands accompanying land in agricultural use are also defined as in agricultural use.

Agricultural Land Disturbing Activity: Any agricultural use resulting in a disturbance of the natural condition, vegetative surface or soil surface exceeding 10,000 square feet in area, including, but not limited to tilling, clearing, grading, excavating, grazing, and feedlots but not including such minor land disturbing activities as home gardens and individual landscaping and maintenance; and, any land disturbing activity over 10,000 square feet in area not covered by the definition of development under Section 10.20(A).

Bluff Impact Zone: A bluff and land located within 20 feet from the top of the bluff.

Conservation Plan: A resource management system plan prepared in accordance with the Natural Resources Conservation Service (NRCS) technical guide that will decrease soil erosion to or below the soil loss tolerance factor on a particular parcel of land according to a specified time schedule.

Conservation Practices: Practices and standards containing a definition, purpose, and conditions that the practice applies to, including design requirements and specifications containing a statement of details required for installing a conservation practice, including kinds, quality, and quantity of work and materials needed to meet the requirements of the technical guide. A conservation practice may be a permanent or temporary, vegetative or structural, measure that will aid the control of erosion.

Permanent practices are those that have an effective life equal to or greater than ten (10) years and include grassed waterways, terraces, field windbreaks, water control structures, grade stabilization structures, sediment retention structures, strip-cropping, tree planting, wildlife cover planting, and other permanent practices approved by the Minnesota State Soil and Water Conservation Board. Temporary practices include conservation tillage, contour farming, grasses and legumes in rotation, emergency tillage and any other cultural practices approved by the District. Conservation practices are considered "adequate" if they result in an average annual soil erosion rate lower than or equal to the soil loss tolerance factors listed in Appendix G, Table 1.

District: The elected Board of the Olmsted County Soil and Water conservation District organized under Minnesota Statutes, Chapter 40.

Drainageway: Any surface area over which water flows in a concentrated form, whether permanently, continually, occasionally, or intermittently, and including public waters, intermittent streams, and grassed waterways.

Erosion: Any process that removes soil away from the surface of the land by the action of water, wind, ice, or gravity.

Erosion, Gully: Erosion caused by the action of water flowing in a concentrated stream acting against the soil confining its flow, resulting in a channel that cannot readily be cultivated by customary farm machinery, and that is at least three (3) feet wide or has a cross-sectional area of at least four (4) square feet. Gully erosion is distinguished from ephemeral erosion by its size and relative permanence, and from streambank erosion by the intermittent nature of the water flow.

Erosion, Ephemeral: Erosion caused by the action of flowing surface water against the soil confining its flow, occurring in channels with periods of short duration. Such channels are smaller in size than gullies, and can be readily eliminated by field cultivation using customary farm machinery.

Erosion, Sheet and Rill: Erosion caused by the general, as opposed to channeled, flow of water over a surface.

Erosion, Streambank: Erosion within a perennial stream or river which is caused by the action of water flowing in a concentrated stream acting against the soil confining its flow.

Erosion, Wind: Erosion caused by the action of wind on the soil surface and soil particles.

Estimated Sheet Erosion Rate: The annualized amount of soil material lost from a field or parcel of land due to sheet and rill erosion, expressed in tons of soil eroded per acre per year, and calculated according to the Universal Soil Loss Equation (U.S.L.E.) (see Appendix D, the Universal Soil Loss Equation).

Estimated Wind Erosion Rate: The annualized amount of soil material lost from a field or parcel of land due to wind erosion, expressed in tons of soil eroded per acre per year, and calculated according to the Wind Erosion Equation (W.E.E) (see Appendix F, Wind Erosion Equation).

Excessive Soil Loss: Soil loss that is greater than the standards set forth in this section of the ordinance. Excessive soil loss may be evidenced by sedimentation on the same parcel of land, on adjoining land, in wetlands or a body of water, or by ephemeral, gully, or streambank erosion; or by calculations using the U.S.L.E., and W.E.E., showing soil loss exceeding the soil loss tolerance factor.

Field Windbreak: A living barrier of trees, or a combination of trees and shrubs, located adjacent to a field, that is designed to reduce wind erosion by virtue of its location with regard to the wind, and by the type of vegetation; and meeting the standards for field windbreaks in the Technical Guide.

Hydrologic Runoff Curve Number: An index developed by the Natural Resources Conservation Service that represents the combined hydrologic effect of soil, land use, agricultural land treatment class, hydrologic condition and antecedent moisture (See Appendix E).

Impoundment: A body of water artificially created by blocking the flow of surface runoff, and intended for runoff control, water supply, flood control, or recreation. The term is not intended to include farm ponds used for water supply for livestock, but does include any such pond if used for runoff control.

Karst: A geologic condition occurring over a large area where groundwater dissolves well jointed, crystalline, carbonate bedrock, typically limestone or dolomite.

Karst Feature: A topographic feature resulting from the occurrence of subsurface karst conditions that are so extensively developed and close to the surface, that surface drainage is affected. Typical karst features occurring in Olmsted County include dolines (sinkholes), disappearing streams, losing streams, blind valleys, springs, and caves.

Land Occupier: A person, firm, corporation, government entity, or other legal entity that holds title to or is in possession of any lands as owner, lessee, or otherwise. Land occupier includes both the owner and the occupier of the land if they are not the same.

Permanent Vegetative Cover: An area of wooded or perennial herbaceous plant materials, including pasture, hayland, and woodland, but excluding any area that is tilled, any over grazed pasture, and any area in which trampling by livestock results in a cover of less than ninety percent (90%) of the surface area.

Protected Waters: Any waters as defined in Minnesota Statutes 1980, Section 105.37, Subdivision 14 and 15.

Runoff: The portion of rainfall or other precipitation that leaves a parcel of land or field in the form of surface water.

Sediment: Soil particles in suspension, being transported, or moved from their original location by wind, water, gravity, or ice, or which has been deposited at another location, including any sediment-related pollutants.

Slope: The deviation of a surface from the horizontal, expressing the change in elevation as a percent of the horizontal distance of the surface.

Soil: Unconsolidated mineral or organic material that overlies bedrock, on the immediate surface of the earth, that serves as a medium for the growth of plants.

Soil Loss Tolerance Factor: The maximum average annual amount of soil loss from erosion, as estimated by the Universal Soil Loss Equation and the Wind Erosion Equation, and expressed in tons per acre per year, that is allowable on a particular soil (refer to Appendix G, Table 1).

Steep Slope: An area having a soil listed in the SOIL SURVEY OF OLMSTED COUNTY as being poorly suited for cultivation due to slope steepness.

Streambank: The boundary of protected waters and wetlands, or the land abutting a channel at an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape; commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the streambank shall be at the elevation of the top of the bank of the channel.

Structure: Works of improvement for agricultural land stabilization to prevent erosion, sediment, or flood damage that include, but are not limited to, gully control structures, grass waterways, rip rap, sediment basins, flood retention dams, diversions, and the lining of channels with rock, concrete, or other materials.

Technical Guide: The guide developed by the USDA Natural Resources Conservation Service and adopted by the Olmsted County Soil and Water Conservation District, containing technical information including methods and procedures by which the various types of erosion can be measured, and conservation practice standards and specifications required in the application of soil and water conservation plans.

Waters of the State: Any waters, surface or underground, except those surface waters that are not confined to drainageways or streams but are spread and diffused over the land.

Wetland: An area classified as a type 3, 4, 5, 6, 7, or 8 wetlands as identified in the U.S. Fish and Wildlife Service Circular No. 39 (1971 edition).

Woodland: an area with a stand of trees that has a canopy cover as show on the most recent aerial photographs of at least fifty (50%) percent, being at least one (1) acre in size and having a minimum width measured along the ground surface of at least one hundred and thirty-two (132) feet.

D. STANDARDS FOR SOIL LOSS AND SEDIMENTATION:

Commentary: Effective September 1, 1990, the following standards are intended to apply to all agricultural land in Oronoco Township. In accordance with administrative procedures set forth in Section 10.21 E, below, areas will be identified as priority conservation areas on the basis of the degree of non compliance with the standards. Land occupiers in those areas may be contacted to develop conservation plans and schedules which, over an appropriate period of time, will bring the property into compliance with the standards. Typically, but not in cases with severe or immediate erosion problems, the Zoning Administrator will proceed with a zoning violation only if a land occupier refuses to develop a conservation plan, or fails to abide by an approved plan after a plan is approved. Provisions addressing the development of conservation plans are included in Section 10.21 F, below.

1. General Standard: A land occupier shall ensure that proper management and conservation practices are being applied to all land in agricultural use. Land occupiers operating according to an approved and completed conservation plan designed so that annual average soil erosion does not exceed the soil loss tolerance factors listed in Appendix G, Table 1, or operating in accordance with adequate conservation practices, shall be considered to have met the standards of this section.

2. Sheet and Rill, and Wind Erosion: Agricultural land disturbing activities shall be conducted in such a way that the sum of the estimated sheet and rill erosion rate and the estimated wind erosion rate does not exceed the soil loss tolerance factor identified in Appendix G, Table 1, except as provided in Section 10.21 (F,4).

3. Ephemeral Erosion: No agricultural land disturbing activity shall cause ephemeral erosion.

4. Gully Erosion: No agricultural land disturbing activity shall cause gully erosion. This standard is met where gully sideslopes, bottoms and heads are stabilized; however, agricultural land disturbing activities conducted to correct and improve upon the existing situation within the standards and specifications of the technical guide are considered to be in compliance. In any case, a land occupier shall be responsible for only that portion of the soil erosion in a gully that is caused by agricultural land disturbing activities conducted on land occupied by the land occupier.

5. Streambank Erosion:

    a) No drainageway or water channel shall be filled, dredged, graded or relocated except with the approval of the Minnesota Department of Natural Resources for protected waters, or in accordance with applicable standards and specifications of the technical guide for all drainageways or other waters.

    b) No agricultural land disturbing activity shall cause an increase in the erosion of any streambank located on the lands controlled by the land occupier or on any abutting lands.

    c) Bluffs, bluff impact zones, and other steep slopes within the shoreland district, or areas within fifty (50) feet of the

normal high water level of protected waters shall be maintained in permanent vegetative cover unless included in an approved conservation plan.

d) Properly managed pasture shall be considered to meet the standards of paragraphs b and c above.

6. Conservation Plan and Practices: Where a District approved conservation plan is in effect, a land occupier shall abide by said conservation plan and schedule and shall maintain all practices that are part of the conservation plan. The conservation plan and schedule and conservation practices shall not be altered except in accordance with the procedures outlined in paragraph 10.21 (F, 8).

7. Special Areas:

a) Wetlands: In no case shall an agricultural land disturbing activity cause partial or complete removal of wetland vegetation or partial or complete draining of wetland.

b) Sinkholes and Other Karst Features: Surface water runoff and artificial subsurface drainage shall not be directed by structural or nonstructural practices directly into a visible or known karst feature.

c) Woodland Conversion: A conservation plan approved by the district and zoning administrator shall be required for conversion of woodland to non-woodland agricultural uses, including but not limited to crop production, pasture, or other uses that require removal of the majority of woody material from a parcel of land such that the land no longer meets the definition of woodland. Partial removal of woody material in a woodland, if the cumulative effect would be contrary to this provision, shall also require the development of a conservation plan.

8. Emergency Land Management Practices: Emergency land management practices necessitated by and initiated during or immediately after fire, flood, windstorm, structural failure or other catastrophic events shall be exempt from these standards; however, reasonable care shall be taken to minimize soil erosion and sedimentation during the emergency land management practices.

E. ADMINISTRATION OF SOIL EROSION REQUIREMENTS:

1. Conservation Committee: The Conservation Committee is hereby established to assist in the administration of this section. The Committee shall consist of three members: a member of the Olmsted S.W.C.D. Board, a Townboard member, and a member of the Oronoco Township Planning Advisory Commission (OPAC) who has experience in agriculture. The PAC shall appoint a member to serve in this position. The makeup of the Committee will change based on the location of the property where the erosion complaint is investigated. The Olmsted S.W.C.D. Board member on the Committee will be that Board member who represents Oronoco Township. If the S.W.C.D. Board position is vacant, the S.W.C.D. Board shall appoint an alternate. The duties of the Committee shall be as described in Section 10.21 (E,3).

2. Identification of Priority Conservation Areas: Provisions of this paragraph are intended to provide a means for focusing enforcement efforts among those parcels not meeting the standards of Section 10.21 (E), on the most critical erosion areas in the County. For this purpose, the Zoning Administrator shall use the following criteria to set enforcement priorities identifying significant soil erosion problems and locations throughout the County. Priorities shall be set in accordance with the ranking system described in Appendix G.

    a) Areas shall be ranked according to the average ratio of wind and sheet and rill erosion to the soil loss tolerance factor.

    b) Areas shall be ranked according to total wind and sheet and rill erosion. This factor shall be considered to be the most important type of erosion problem.

    c) The ranking shall reflect location in a watershed upstream of a structure in the P.L., 566 portion of the South Zumbro Watershed Project and/or location in a watershed draining into Lake Zumbro. A map of flood control project watersheds is included in Appendix G.

    d) Areas shall be ranked according to hydrologic runoff curve number.

3. Complaints:

    a) Complaints of non compliance with the standards of Section 10.21 (D) may be made by any adversely affected land

occupier; by any elected or appointed official of Olmsted County, or any municipality or township within Olmsted County, or the District; or by appointed staff of the U.S. Natural Resources Conservation Service; or by the Zoning Administrator.

b) Complaints of non compliance with the standards of Section 10.21 (D) pertaining to wind erosion, sheet and rill erosion, sedimentation, and runoff shall be evaluated by the Zoning Administrator in accordance with the criteria listed above (10.21 [E, 1]). The Zoning Administrator may request information from the complainant detailing the basis for the suspected non compliance, along with written information listing the impacts of any of the non compliance on adjoining land occupiers, streams, and so on. If a complaint indicates the presence of a problem of sufficient severity to include the area as a critical erosion area, or if the complaint indicates non compliance with the other standards of Section 10.21 (D), the Zoning Administrator shall request the District staff to investigate the use in accordance with the procedures of Section 10.21 (E, 3), below.

4. Detailed Investigation: Upon receipt of the annual enforcement priority listing or forwarded complaints from the Zoning Administrator, the District staff shall examine each area in order of its priority ranking starting with parcels receiving the highest point totals, on the basis of available data and on site inspection to determine the level of compliance with the standards of Section 10.21 (D).

a) Entry for Inspection. The District staff and Conservation Committee, acting on behalf of the Zoning Administrator, shall make an inspection to determine soil erosion and to complete the report. The Zoning Administrator shall make a bona-fide attempt to arrange with the land occupier on a mutually agreeable time and date for the inspection.

b) Report. The District staff shall jointly complete and submit a report to the Zoning Administrator that contains the following information on any contiguous lands under common ownership or management: (1) a list of existing land uses; (2) an analysis of compliance or non compliance with the standards of section 10.21 (D); and (3) an

assessment of the impact of any non compliance on adjoining land, water bodies, or karst features.

The Conservation Committee shall review the report and file a recommendation on the complaint with the Zoning Administrator who shall render a decision based on the record.

c) Notification of Land Occupier: If it is determined that the soil erosion and overall management of the parcel will comply with all standards of this section, or that the parcel is not a critical erosion area, the Zoning Administrator shall remove the parcel from further consideration during the subject year and notify the land occupier accordingly. If it is determined that the parcel is a high priority conservation area, the Zoning Administrator shall notify the land occupier by certified or registered mail of the non compliance with the standards of Section 10.21 (D), setting forth the nature of the erosion problems, and the remedies that will be pursued.

5. Immediate Enforcement: Where it is determined that the level or type of non compliance with the standards of Section 10.21 (D), constitutes an immediate threat to the public health or safety, or that adjacent public or private property will be destroyed or its use and enjoyment significantly impaired if immediate corrective action is not taken, the Zoning Administrator shall treat the matter as a zoning violation and proceed according to the provisions of Article III or Section 10.21 (G) of this ordinance.

6. Conservation Planning: Except as provided in Section 10.21 (E,4), the Zoning Administrator shall direct land occupiers with parcels identified after on site investigation as high priority conservation areas to complete a conservation plan as provided for in Section 10.21 (F), covering the area of the farm constituting a high priority conservation area. Land occupiers shall complete such plans within sixty (60) days of receipt of the notice of non compliance, except that the Zoning Administrator may grant an extension of up to sixty (60) days where the land occupier demonstrates that a bona-fide effort has been made to complete a conservation plan and schedule in a timely fashion.

7. If the District is unable to provide technical assistance to complete the Conservation Plan within the required time period, the Zoning

Administrator shall extend the planning period until such assistance is available.

F. AGRICULTURAL CONSERVATION PLANS AND SCHEDULES:

The following paragraphs explain the procedures and requirements for preparation and approval of Conservation Plans. It is intended that an approved plan would remain in effect, regardless of change in ownership or occupancy, until such time as it is amended in accordance with these provisions.

1. Contents: The Conservation Plan shall be drawn up on a form acceptable to the Zoning Administrator, and shall meet applicable content specifications of the Technical Guide. At a minimum, it shall include the following information:

   a) A soil map of the site showing the locations of field boundaries;

   b) An aerial photograph of the site at the same scale as the soil map, showing field and land use boundaries;

   c) A detailed list of fields and land uses, with the area in acres for each field or land use, and a key referring to the aerial photo;

   d) A detailed list of proposed practices for each field or land use, showing the Technical Guide number for each practice and the date of application, and the estimated soil loss after application of the practices for each field; and

   e) Any agreements entered into by the land occupier involving any agency providing technical or financial assistance in the completion of the conservation practices including in the Conservation Plan.

2. Annual Element: When the Conservation Plan calls for use of practices that are eligible for cost-sharing, or that require engineering data, the Zoning Administrator shall require the land occupier to submit an annual plan for that year, prior to commencing activities. The annual plan shall contain the following information:

   a) Supplemental data, including engineering data, as may be requested by the Zoning Administrator to evaluate a practice; and

b) A copy of any application for cost sharing from applicable cost-sharing agencies; or, if no cost-sharing is applied for, a letter from the land occupier stating that the land occupier will complete the practices according to the schedule in the Conservation Plan without cost-sharing.

3. Preparation: The land occupier may arrange with the District to prepare a Conservation Plan, or may prepare the Conservation Plan without assistance, or may contract with another person or agency to prepare the Plan. If the Plan is not prepared by the District, the Zoning Administrator may require certification by a professional soils scientist or soils conservationist, or a registered professional engineer that it meets the standards of the Technical Guide for Conservation Plans, and that completion of the conservation practices included in the Plan will enable the land occupier to meet the standards of Section 10.21 (D), for the subject area. The Zoning Administrator may require proof from the preparer of the Plan that he or she is qualified to prepare such plans, and may require such additional documentation as is necessary to identify in detail the conservation practices planned for.

4. Continuation of Tillage: Conservation plans applying to any land which has been tilled within the five years previous to adoption of this section may not require conversion of that land to permanent vegetative cover, but must provide for continued tillage with the best practices feasible, compatible with the land occupier's operation, until the land changes ownership. This shall apply regardless of whether it is possible to reduce erosion levels to the soil loss tolerance factor with those practices. In such cases, the conservation plan shall indicate an alternate practice meeting the soil loss tolerance factor, and the conservation schedule shall indicate that the required date of implementing said alternate practice will be one year from the date of change in ownership.

5. Conservation Schedule: For each of the practices included in the Conservation Plan, the land occupier shall provide a schedule of application dates, meeting the following guidelines:

a) Provided that the necessary technical assistance is available from the District, the schedule shall provide that practices not listed in Section 10.21 (F, 5, d), below, are to be applied within the first three (3) years following approval of the conservation plans.

b) The schedule shall provide that practices listed in Section 10.21 (F, 5, d), below, shall be completed within five (5) years of approval of the Conservation Plan.

c) The schedule shall provide that substantial progress is made in each year of the plan toward meeting the standards of section 10.21 (D), and shall specify initiation and completion dates for each practice.

d) If the land occupier applies for cost-sharing for eligible practices, described below, then the Zoning Administrator shall extend the schedule for applying those practices until such time as the cost-sharing agency provides funds at the levels specified. Practices to which this provision applies, and the minimum levels of cost-sharing for those practices, are specified below:

1) Terracing: 75%

2) Waterways: 75%

3) Gully Control: The funding agency, in cooperation with affected property owners, shall be responsible for the percentage of the costs reflecting the percentage of runoff entering the gully from lands not under the control of the land occupier

4) Streambank-Control: 75%

5) Diversions: 75%

6. Annual Inspection: The Zoning Administrator, or the District staff acting on behalf of the Zoning Administrator, shall conduct an annual inspection of completed work. Work not completed in accordance with the Conservation Plan shall be considered to constitute a zoning violation as provided in Section 10.21 (G).

7. Approval: The Zoning Administrator shall forward all completed plans completed under this section to the District for its review. The District shall review each plan, and shall recommend approval of all plans which meet the standards of Section 10.21 (D). If the District recommends approval of the Conservation Plan, the Zoning Administrator shall approve the Plan for the subject property, which shall be recorded with the County Recorder. If the District recommends denial of the Plan as submitted, it shall prepare a

written report indicating the reasons the plan is deficient and suggesting ways by which to correct the deficiencies. The Zoning Administrator shall refer the report to the Conservation Committee for its comment.

The Conservation Committee shall comment upon the report within thirty-five (35) days from the date of receiving the report. Failure to comment within that time shall cause the Conservation Committee to forfeit its opportunity to comment.

At the Conservation Committee's request, the Zoning Administrator shall provide up to an additional thirty (30) days to the land occupier to develop alternatives to the proposed Conservation Plan which will meet the standards of the ordinance. If the deficiencies are not corrected, or the land occupier fails to make a bona-fide effort to correct the Conservation Plan, the Zoning Administrator may treat the matter as a zoning violation in accordance with the provisions of Section 10.21 (G). Such action may be appealed by the land occupier to the Zoning Board of Adjustment, as provided in Section 4.06.

8. Amendments to an Approved Conservation Plan: Amendments to an approved Conservation Plan shall be processed in the same manner as new Conservation Plans, provided that the original scheduled date of compliance with the standards of Section 10.21 (D), is not extended except as provided below.

   a) In the event of a change in ownership of the land, except as provided in Section 10.21 (F,4), the Zoning Administrator shall grant an extension to the schedule of up to one (1) year from the date of change in ownership, provided that the cumulative effect of changes in ownership does not result in circumventing the intent of the ordinance.

   b) In the event of a change in management of the land not involving a change in ownership, the Zoning Administrator shall grant an extension to the schedule of up to one (1) year from the date of change in management, provided that no more than one (1) such extension shall be granted within the period to which the conservation plan applies.

G. Violations:

1. Types of Violation: Failure to comply with the provisions of this section shall constitute a violation of the ordinance under the following circumstances:

    a) Non compliance with the standards of Section 10.21 (D,6), (D,7,a), (D,7,b), and (D,7,c), or non compliance with any standards in a manner as described in Section 10.21 (E,5).

    b) Refusal to complete a Conservation Plan and schedule within the time frame specified in Section 10.21 (E and F).

    c) Failure to abide by the Conservation Plan and schedule approved by the Zoning Administrator, except where an extension has been granted in accordance with the provisions of Sections 10.21 (E, F, or G).

2. Appeals and Variances: Land occupiers found in violation of Section 10.21 of this ordinance may appeal the action of the Zoning Administrator in accordance with Section 4.06, or may request a variance from one or more of the provisions of Section 10.21 in accordance with Section 4.08. In the event that a land occupier files either an appeal or a variance request pertaining to Section 10.21, the Zoning Administrator shall notify the Clerk and Supervisors of any affected Township, the Conservation Committee, and the District, in addition to any other notification requirements. The Board of Adjustment shall consider and make findings responding to any written comments received from the District staff, the Conservation Committee, and the Town Board, in addition to other required findings.

3. Civil Proceedings: Prior to initiating criminal proceedings provided under Article III, the Zoning Administrator shall request that the Oronoco Township Board of Supervisors initiate a civil suit seeking a court injunction requiring compliance. Such action shall be pursued according to the following requirements:

    a) Report: The Zoning Administrator shall prepare a written report to the Board stating the causes of action. The report shall include but shall not be limited to any reports of on site investigation prepared as required in Section 10.21 (E), and shall review the record of any correspondence or other attempts to bring compliance. A copy of the report shall be sent to the land occupier, land occupiers adjoining the parcel in question, the Township Clerk and Board of Supervisors;

the City Clerks of any affected Cities, the Conservation Committee, and the District.

b) Notice: The Zoning Administrator shall send to recipients of the report a notice of the time, date, and place that the Board will consider the request for civil proceeding.

c) Board Action: After considering any written or oral evidence, the Board may act in any of the following ways:

1) To file a civil suit seeking an injunction compelling compliance.

2) To instruct the Zoning Administrator to extend the time period for completion of a conservation plan and schedule for an additional period of not more than one hundred twenty (120) days;

3) To direct the Zoning Administrator to allow a delay of up to two (2) years in the implementation of part or all of a conservation plan; or

4) To direct the Zoning Administrator to proceed with actions authorized in Article III.

Section 10.22 ACCESSORY BUILDINGS:

A. Accessory Building Regulations Applicable to all Zoning Districts:

1. No accessory building shall be constructed or developed on a lot prior to the construction of the principal building.

2. Except as provided in Section 10.22 (B), accessory buildings shall be located only within the buildable area of a lot.

B. Accessory Building Regulations Applicable to the RSD, R-1, and R-2, ARC – Residential Area Districts and Non-Farm Parcels in the A-4 District:

1. In the R-1, ARC – Residential Area, and RSD Districts, accessory buildings may be located in the buildable area or within the rear yard. In the case of an accessory building located in the rear yard, such building may be located not less than five (5) feet from an interior side lot line and not less than eight (8) feet from a rear lot line. The maximum cumulative gross floor area (measured on the largest floor and including interior parking spaces) for accessory structures shall be according to the following schedule:

For lots with a lot area of less than one (1) acres -- One thousand (1,000) square feet.

For lots with a lot area of at least one (1) acre but less than two (2) acres -- twelve hundred (1,200) square feet.

For lots with a lot area of two (2) acres or greater -- fifteen hundred (1,500) square feet.

2. In the R-2, accessory buildings may be located may be located in the buildable area or within the rear yard. In the case of an accessory building located in the rear yard, such building may be located not less than two (2) feet from an interior lot line or rear lot line.

3. Accessory buildings, when located in a rear yard, shall not occupy more than twenty-five (25%) percent of the buildable area and/or rear yard.

4. No accessory building shall be located closer to a right-of-way than allowed in the front yard or side street yard regulations of the district wherein located.

5. In the R-1 District, R-2 District, and ARC – Residential Area, and any residential property in an RSD District, no accessory structure shall exceed a building height of 15 feet.

Section 10.23 SWIMMING POOLS, PRIVATE:

Swimming pools shall be allowed in any Residential Zoning District as an accessory use and subject to the following conditions and requirements:

A. Exclusive Private Use: The pool is intended and is to be used solely for the enjoyment of the occupants of the principal building of the property upon which it is located and their guests.

B. Distance Requirements: Swimming pools may be located in the buildable area or required rear yard but shall not be closer than ten (10) feet to any property line on which they are located; provided that pump installations shall be located no closer than twenty (20) feet to any property line.

C. Fencing and Access Control:

1. For a below grade swimming pool, the pool or the property upon which said pool is located, shall be enclosed by a fence of a type which effectively controls the entrance by children to the pool area, said fence to be at least six (6) feet in height. Wooden fences with

boards placed vertically shall not have any opening wider than four (4) inches per opening and wooden fences with boards placed horizontally shall not have any opening wider than one (1) inch per opening. For an in-ground pool, a mechanically controlled cover can be used in lieu of fencing requirements.

2. Gates installed for access to the property or pool area shall be equipped with an automatic closing and latching device to protect against uncontrolled access to the property.

3. For an above grade swimming pool, the pool shall be equipped with an automatically retractable type ladder, a retractable ladder, or a removable ladder or shall be fenced in accordance with Section 10.23 (C,1), said ladder to be removed or retracted when said pool in not being attended.

4. If access to the pool is via a deck or porch, then no access from the ground is permitted to the deck area unless the property or the ground access to the deck is fenced in accordance with Section 10.23 (C, 1).

5. It shall be the responsibility of the property owner upon where said pool is located to maintain all fences, gates and closure devices in good operating condition.

6. Failure to maintain fences, failure to have gates closed, or failure to either remove or retract the ladder access to the pool shall constitute a violation of the Zoning Ordinance and therefore, be subject to the penalties contained therein.

Section 10.24 EXTRACTION OF MATERIALS AND MINERALS, OPEN PITS AND IMPOUNDING OF WATERS:

A. Definition: Excavation, as used in this subdivision, shall mean any artificial excavation of the earth within the Township which is dug, excavated, or made by the removal from the natural surface of the earth of soil, sand, gravel, stone or other matter or made by tunneling or breaking or undermining the surface of the earth. Excavations ancillary to other construction of any installation erected or to be erected, built or placed thereon contemporaneously with or immediately following such excavation and covering or to cover such excavation when completed are excepted if a permit has been issued for such construction or installation or if the excavation is ancillary to the construction or installation of essential services or a farming operation. Excavations not exceeding five

hundred (500) square feet of surface area or two (2) feet in depth and excavations including impounding of water for agricultural or public utility purposes are exempted.

B. Conditional Use Permit Required: No person shall hereafter dig, excavate, enlarge, make, maintain or allow to be maintained, upon property owned or used by him, any open pit or excavation or any impounded water, without first making an application for and obtaining from the Planning Advisory Commission a conditional use permit (see Section 4.02 Conditional Use).

C. Submittal Requirements: See the Appendix H for a list of submittal requirements that are required as a part of the application for a conditional use permit. The information listed may be considered the minimum necessary for a review under the conditional use permit process.

D. Conditions of Permit: The Planning Advisory Commission, as a prerequisite to the granting of a permit or after a permit has been granted, may require the applicant to whom such permit issues or the owner or user of the property on which the open pit or excavation or impounded waters are located to:

1. Properly fence any pits or excavation;
2. Slope the banks and otherwise properly guard and keep any pit or excavation in such condition as not to be dangerous from caving or sliding banks;
3. Properly drain, fill or level any pit or excavation, after created, so as to make the same safe and healthful as the Commission shall determine;
4. Keep any pit, excavation or impounded waters within the limits for which the particular permit is granted;
5. Remove excavated material from any pit or excavation, away from the premises, upon and along such highways, streets or other public ways as the Commission shall order and direct;
6. Provide screening and bufferyards for the purposes of eliminating or minimizing potential nuisances, noise, dust, and reduce adverse visual appearance of the property;
7. Maintain roads and loading areas in dust free condition;

8. Stabilize overburden material and minimize the area that is exposed to erosion;

9. Limit the hours of operation;

10. Limit blasting, crushing, or the mixing or materials allowed on the property;

11. Provide, for the purpose of retaining impounded waters, a container of sufficient strength and durability and maintain such container in safe and proper condition;

12. Grade site after extraction is completed, seeding where required to avoid erosion, so as to render the site usable and restore same to a condition similar to that of adjoining properties;

13. Any additional conditions intended to protect the general health, safety and welfare and reduce the adverse impact of such upon neighboring properties.

E. Bond May Be Required: The Planning Advisory Commission may require either the applicant or the owner or user of the property on which the open pit or excavation of impounded waters is located to post a bond, in such form and sum as the Commission shall determine, with sufficient surety running to the County, conditioned to pay the County the extraordinary cost and expense of repairing, from time to time , any highways, streets, or other public ways where such repair work is made necessary by the special burden resulting from hauling and travel in removing materials from any pit, excavation or impounded waters, the amount of such cost and expense to be determined by the County Engineer; and conditioned further to comply with all the requirements of this subdivision and the particular permit, and to pay any expense the County may incur by reason of doing anything required to be done by any applicant to whom a permit is issued.

Section 10.26 ANIMAL FEEDLOTS:

A. No new animal feedlots or manure storage facilities shall be located in a floodplain or shoreland district.

B. No new animal feedlots or manure storage facilities shall be located within one-half (1/2) mile of an incorporated city limit boundary.

C. Any animal feedlot requiring a conditional use permit shall, in addition to the criteria specified in Section 4.02, Conditional Uses, consider the following:

1. All construction and design plans for manure handling, manure storage facilities and procedures of applying the manure to the land have been approved by the Soil and Water Conservation Board.

2. The public road serving the feedlots is adequate and would not need to be upgraded or improved in order to service the feedlots.

3. The proposed feedlot will not adversely affect the neighboring properties.

D. A proposed new feedlot must be located one quarter (1/4) mile from the nearest exterior surface of a non farm dwelling, church, school, or property line of a public park to the nearest point of the feedlot enclosure. New non-farm dwellings in the A-1, A-2, and A-3 districts shall not be located less than ¼ mile from an animal feedlot as required by Section 5.02 (C) (4), and Section 5.04 (C) (4).

Section 10.28 ESSENTIAL SERVICES:

Essential services shall be permitted as authorized and regulated by law and other ordinances, it being the intention hereof, to exempt them from the strict application of this ordinance.

Section 10.30 YARDS-HOW MEASURED:

A. YARD, FRONT:

1. On Federal, State and County roads which have a right-of-way of less than one hundred (100) feet, such yard shall be measured from a point being fifty (50) feet from and parallel to the centerline of said highway.

2. On Federal, State, and County roads having a right-of-way of one hundred (100) feet or more and for all other roads and streets, such yard shall be measured from the right-of-way line of the street on which the lot fronts (the front lot line); provided, however, that if the proposed location of the right-of-way line of such street as established on the ROCOG Long Range Thoroughfare Plan or on the differs from that of the existing street, then the required front yard least depth shall be measured from the right-of-way line of such street as designated on said Thoroughfare Plan or Official Map.

B. YARD, SIDE STREET:

1. On Federal, State, and County roads which have a right-of-way of less than one hundred (100) feet, such yard shall be measured from a point being fifty (50) feet from and parallel to the centerline of said highway.

2. On Federal, State and County roads having a right-of-way of one hundred (100) feet or more and for all other roads and streets, such yard shall be measured from the right-of-way line of the street on which the lot fronts (the front lot line); provided, however, that if the proposed location of the right-of-way line of such street as established on the ROCOG Long Range Thoroughfare Map differs from that of the existing street, then the required front yard least depth shall be measured from the right-of-way line of such street as designated on said Thoroughfare Plan or Official Map.

C. THROUGH LOTS:

1. Lots having frontage on two non intersecting streets need not provide a rear yard, but applicable front yards must be provided on both streets.

D. CORNER LOTS:

1. On corner lots, the applicant shall designate a front and side street yard.

2. For corner lots where potential front and side lot lines create a continuous curve, a perpendicular line intersecting the midpoint of the curve shall be deemed the breakpoint between yards.

Section 10.32 FENCES, WALLS AND HEDGES:

Fences, walls and hedges may be located in any required yard or buildable lot area, subject to the provisions of Section 10.18; but shall not exceed six (6) feet in height above the elevation of the surface of the ground at any point, except that in instances where public safety or security necessitate, the Zoning Administrator may authorize fences and walls to have a maximum height of not to exceed ten (10) feet above the elevation of the surface of the ground at any point.

Section 10.34 YARD ENCROACHMENT:

Outside stairways, fire escapes, fire towers, porches, platforms, balconies, boiler flues, and other similar projections shall be considered as part of the building and not allowed as part of the required space for yards, courts, or unoccupied space; provided, however, that this provision shall not apply to one (1) fireplace or one (1) chimney, not

more than eight (8) feet in length and projecting not more than thirty (30) inches into the allowable side yard space, nor cornices not exceeding sixteen (16) inches in width, nor to platforms, terraces, steps below the dirt floor level, nor to unenclosed projections not over one (1) story in height which may extend into a front or rear yard not more than ten (10) feet or into a side yard not more than two (2) feet.

Section 10.36 STRUCTURES, NOT INCLUDED IN HEIGHT OF BUILDING:

Chimneys, cooling towers, elevator bulkheads, fire towers, drive-in movie theater screens, grain elevators, silos, windmills, radio or television antennas, monuments, cupolas, steeples, and mechanical appurtenances pertaining to and necessary to the permitted use of the district in which they are located shall not be included in calculating the height of the principal structure.

Section 10.38 PRESERVATION OF OPEN SPACE:

Open-space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed. Open-space areas may be owned, preserved, and maintained as required by this section by any of the following mechanisms or combinations thereof:

A. Dedication of open space to Olmsted County, Oronoco Township, or an appropriate public agency, if there is a public agency willing to accept the dedication.

B. Common ownership of the open space by a homeowner's association which assumes full responsibility for its maintenance.

C. Dedication of development rights of open space may be made to an appropriate public agency with ownership remaining with the developer or homeowner's association. Maintenance responsibility shall remain with the property owner or the homeowner's association.

In the event that any private owner of open space fails to maintain same according to the standards of this ordinance, Oronoco Township may, in accordance with the Open-Space Plan and following reasonable notice and demand that deficiency of maintenance be corrected, enter the open space to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the open space. An open-space plan shall be submitted as a part of the application for a conditional use. This plan shall designate and indicate the boundaries of all open-space areas required by this ordinance. The plan shall:

A. Designate areas to be reserved as open space. The specific design of open-space areas shall be sensitive to the physical and design characteristics of the site.

B. Designate the type of open space which will be provided.

C. Specify the manner in which the open space shall be perpetuated, maintained, and administered.

Section 10.40 PIPELINES:

A. Purpose: Construction and operation of pipelines through rural areas of the Township have the potential for causing adverse impacts on the productive use of land by disrupting and compacting the soil, interfering with drainage tiles and drainage patterns, and by placement of associated facilities such as pump stations in such a manner as to interfere with agricultural operations. Construction and operation of pipelines also possess the potential for causing adverse impacts upon the maintenance and operation of publicly owned roads, streets, and utilities. The Township further finds that it is both necessary and proper to enact these regulations pursuant to Minnesota Statutes Section 116, I.01 et. seq., which provides for the protection and restoration of cultivated agricultural land within the Township and which provides minimum depth requirements for construction and operation of pipelines. These regulations shall apply to all pipelines, not exempted pursuant to Minnesota Statutes Chapter 116, I, for which physical manipulation of the land within this Township commences after this zoning ordinance is adopted.

B. Definitions:

1. Construction: Any clearing of land, excavation, or other action that would adversely affect the natural environment of a pipeline route but does not include changes needed for temporary use of a route for purposes other than installation of a pipeline, for securing survey or geological data, or for the repair or replacement of an existing pipeline within the existing right-of-way.

2. Cultivated Agricultural Land: Land which is used to raise agricultural crops, is capable of use for that purpose, or is plowed, fallow, or contains harvested crop residue or is pasture land.

3. Pipeline: Pipes located in this Township which are used to transport natural or synthetic gas at a pressure of more than ninety (90) pounds per square inch, or to transport crude petroleum or petroleum fuels or oil or their derivatives, coal, anhydrous ammonia, or any mineral slurry within this Township or any other product that can be transported by pipeline.

4. Landowners Grant of Easement: The legal document entered into between the property owner and pipeline company, which may contain specific requirements for the installation of the pipe. These requirements cannot be less stringent than the State or County regulations except in the area of minimum depth.

C. Filing Requirements: The owner of the pipeline or its agent shall file with the Township Board prior to start of construction the following:

1. Maps indicating the location, alignment of pipelines and all street, road and stream crossings.

2. Type of service proposed including items to be carried in the pipeline.

3. Copies of State and/or Federal Environmental Impact Statements.

4. Copies of approval letters of agreement from all applicable State and Federal agencies.

5. Copies of all negotiated Landowner Grants of Easement.

D. Pipeline Depth Requirements: Any pipeline constructed or operated in this Township shall be buried to meet the following minimum level cover requirements, unless waived according to the procedure of Section 10.40(G) of this zoning ordinance.

1. Four and one-half (4 1/2) feet minimum beneath the authorized depth of the right-of-way or any drainage facilities under the jurisdiction of this Township.

2. Four and one-half (4 1/2) feet minimum beneath the right-of-way of any street, road, or highway under the jurisdiction of any political subdivision.

3. Four and one-half (4 1/2) feet minimum beneath cultivated agricultural land in this Township.

4. Vertical distance between field drainage tile and the pipeline shall be at least one (1) foot.

E. Pipeline Construction Practices: The following construction practices shall be observed by any person constructing a pipeline in this Township:

1. Storage of Equipment and Material During Construction: All materials and equipment must be stored and parked within the bounds of pipeline right-of-way so as to minimize interference with

on-going agricultural operations or as set forth in the "Landowner's Grants of Easement".

2. Preservation of Top Soil: As set forth in "Landowners Grant of Easement".

3. Prevention of Erosion: As set forth in "Landowners Grant of Easement".

4. Protection of Tile Lines: As set forth in "Landowners Grant of Easement".

F. Location of Associated Facilities: Location of all above ground facilities associated with the operation of a pipeline, including but not limited to pump stations, shall be consistent with the following criteria:

1. Associated facilities such as pump stations, check valves, and access points shall be required to be located so as to minimize interference with productive use of cultivated agricultural land, irrigation, etc., by placing in corners of fields, on fence lines, etc.;

2. To minimize interference with existing roads, highways.

G. Waiver of Depth Requirements: Waiver of depth requirements shall be permitted consistent with Minnesota Statutes Section 116, I.06, Subdivisions 2 and 3.

H. Inspection Fee: Any person proposing to construct a pipeline in this Township shall pay to the County Treasurer a fee in accordance with Minnesota Statutes Section 116, I.06, Subdivision 6.

I. Enforcement: Any person violating the provisions of this zoning ordinance is guilty of a misdemeanor for each offense and may be subject to civil liability consistent with Minnesota Statutes Section 116, I.06, Subdivision 10. consistent with Minnesota Statutes Section 116, I.06, Subdivision 8, this zoning ordinance may be enforced by injunction, action to compel performance or other appropriate equitable relief in the district court of Olmsted County.

Section 10.41 PUBLIC UTILITY FRANCHISE

A. Franchise Granted. Township may designate a public utility, its lessees, successors and assigns (hereinafter referred to as Grantee), by resolution as being granted a non-exclusive franchise for a period of up to twenty (20) years depending on the needs and construction plans of the Grantee, to erect, construction, maintain and operate, a public utility system and

any and all necessary wires, cables, mains, pipes, services, and other appurtenances and equipment thereunto appertaining in, upon, over, across and along the streets, bridges and public places in Oronoco Township, for the transmission, distribution and sale of electrical power, natural gas, sewer and water service, telephone service, cable television, Internet service or other public utilities to the residents of the Township and for the purpose of transmitting, transporting and conveying such public utility service into, through, or beyond the immediate limits of the Township to other cities, towns and customers. Prior to commencing any work, Grantee shall obtain a permit from the Township and shall pay the Township a permit fee to be set by resolution of the Town Board to cover the costs of administering oversight of the work.

B. Duties of Grantee; Construction and Maintenance. Whenever the Grantee, in the construction or maintenance of its system or in the installation of any extension thereto, shall cut into or take up any pavement or shall make any excavation in any street, avenue, or public place, within the corporate limits of the Township, the same shall be done in a manner so as not to unreasonably interfere with the use of such thoroughfares by the public. The Grantee shall use such safeguards as may be necessary to prevent injury to persons or property during such construction work and upon its completion, all pavement shall be replaced in as good condition as it was before taken up. All excavations shall be refilled and all obstructions shall be removed at the expense of the Grantee and to the satisfaction of the Township. In the event that the Grantee shall fail to comply with the provisions of this Section after having been given reasonable notice, the Township may do such work as may be needed to properly repair said thoroughfare and the cost thereof shall be repaid to the Township by the Grantee.

C. Duties of Grantee; Repairs Following Damage to Infrastructure. In the event the utility lines, piping or other infrastructure of a Grantee become damaged, either through a natural disaster or through the actions of another person or entity, and this damage affects the safety of public roads, bridges or other public places maintained by the Township, it shall be the obligation of the Grantee to repair the damage caused to the public roads, bridges or other public places at its cost within a reasonable period of time. A reasonable period of time shall be determined by the Town Board depending on the degree of damage caused to the public infrastructure and the weather conditions at the time, following input from the Grantee. In the event that the Grantee shall fail to repair the damage caused after having been given reasonable notice to do so, the Township

may do such work as may be needed to properly repair the damage to the public infrastructure and the cost thereof shall be repaid to the Township by the Grantee.

D. Utility Non-Interference. The Grantee in constructing and maintaining said public utility system, and in entering and using said streets, highways, avenues, and public places in the Township and in laying and installing its wires, cables, mains, services, piping, and related appurtenances and equipment, shall not in any manner interfere with or injure any improvement which said Township now has or may hereafter have upon any of its streets, highways or public places.

E. Township Rights Reserved. Grantee agrees for and in behalf of itself, its lessees, successors and assigns, that all authority and rights in this Ordinance contained shall at all times be subject to all rights, power and authority now or hereafter possessed by the Township to regulate the manner in which Grantee shall use the streets, bridges and public places of said Township and concerning the manner in which Grantee shall use and enjoy the franchise herein granted.

F. Indemnification of Township. The Grantee, for itself and its successors and assigns, agrees that, while the term hereof continues, it will at all times, save, protect, indemnify and hold harmless the said Township from any and all claims, obligations, liabilities or judgments, legally established, arising, growing out of, or flowing from the construction, operation and maintenance of said public utility system by Grantee, its successors and assigns, and due to or caused by the fault or negligence of the Grantee.

G. Default of Grantee. If the Grantee shall be in default in the performance of any of the terms and conditions of this Chapter and shall continue in default for more than thirty (30) days after receiving notice from the Township of such default, the said Township may, by ordinance duly passed and adopted, terminate all rights granted under this Ordinance to the Grantee. The said notice of default shall specify the provision or provisions in the performance of which is claimed the Grantee is in default. Said notice shall be in writing and served on the Grantee by certified mail.

Section 10.42 MOBILE HOME REGULATIONS:

The purpose of these regulations is to provide for mobile home communities located in areas serviced by public or centralized sewage collection and treatment system and located in the R-2 Zoning District.

It is intended that such mobile home communities shall be so located, designed, and improved as to provide a desirable residential environment, protection from potentially adverse neighboring influences, protection for adjacent residential properties, access for vehicular traffic without traversing minor streets in adjoining residential neighborhoods, and accessibility equivalent to that for other forms of permitted residential development.

A. Permissible Uses and Structures:

1. Mobile homes.

2. Structures and uses necessary for the construction, operation or maintenance of the mobile home community.

3. In mobile home communities so located that such facilities are not conveniently available in the neighboring area and containing at least one hundred (100) dwelling units, commercial and service establishments intended to serve only persons within the community, designed, improved, and located to protect the character of the community and the surrounding neighborhood, and occupying in total, including related parking area, not more than five (5%) percent of the area of the community, or the building shall not to exceed three thousand (3,000) square feet of floor area.

4. In mobile home communities, outdoor storage areas, including those for recreational vehicles, may be permitted when such areas are designed, improved, and located as to protect adjoining uses from adverse visual or other effects and shall occupy, in total, not more than five (5%) percent of the area of the mobile home community.

5. Uses and structures that are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted. In mobile home communities, recreational vehicles shall not be occupied as living quarters and sales lots shall not be permitted, but dwellings may be sold on lots they occupy in residential use.

B. Minimum Lot Requirements in Mobile Home Subdivisions: Minimum lot area and width for mobile homes in mobile home subdivisions shall be as follows for the dwelling types indicated, including mobile homes:

	LOT AREA	LOT WIDTH
Single-Family Mobile Home	4,500 sf.	45 feet
Attached Mobile Home	4,000 sf.	40 feet

C. Maximum Density Limitations in Mobile Home Communities: Maximum density in any mobile home community shall not exceed eight (8) units per gross acre. For purposes of these regulations, gross acreage is to be computed as all area within the exterior boundaries of the property, including roads, common open space, lands occupied by management offices and community buildings, lands occupied by mobile home stands or lots, and lands occupied by utility installations.

D. Maximum Lot Coverage: The following limitations on maximum lot coverage shall apply to residential uses in mobile home communities. Where a roofed area, such as a carport or outdoor recreation shelter, is open for forty (40) percent or more of its perimeter, its lot coverage shall be computed as one-half (1/2) the area covered by the roof. Where the lot is adjacent to, and has direct access to, approved common open space not less than ten (10) feet in minimum width, other than vehicular areas, an additional five (5) percent of the lot area may be occupied.

1. Detached Mobile Home: Detached mobile homes and their accessory buildings shall occupy not more than thirty-five (35) percent of lot area.

2. Units Attached for Up to and Including 50 Percent of the Mobile Home Perimeter: Mobile homes attached for up to and including fifty (50) percent of perimeter, together with their accessory buildings, shall occupy not more than forty (40) percent of lot area.

3. Units Attached for More than 50 Percent of the Mobile Home Perimeter: Mobile homes attached for fifty (50) percent or more of perimeter, together with their accessory buildings, shall occupy not more than fifty (50) percent of lot area.

E. Required Outdoor Living Area on Lot: In mobile home communities, an outdoor living area shall be provided on each lot equal to at least ten (10) percent of its area, provided that in no case shall such area be less than three hundred (300) square feet or required to be more than five hundred (500) square feet. The minimum horizontal dimension of such area shall be not less than fifteen (15) feet. Such outdoor living area shall be properly drained, located for convenience and optimum use, and walled, fenced, or planted to provide reasonable privacy. This section maybe

covered in whole or in part by a roof, subject to the limitations on maximum lot coverage set forth at Section 10.42 (D).

F. Yards; Open Space Adjacent to Dwelling Units; Spacing of Dwelling Units:

1. Intent: Yards and other open spaces required herein in relation to dwellings in mobile home communities are intended to perform a variety of functions. Among these are assuring (as appropriate to and required by the dwellings as designed and located and constructed) adequate privacy, usable outdoor living space, desirable outlook, natural light and ventilation, access to and around dwellings, off-street parking space, and spacing between dwellings and portions of dwellings and other buildings for reducing potential adverse effects of noise, odor, glare, or hazards from fire. It is intended in these regulations to relate provisions to performance of these functions, allowing maximum flexibility in detailed site planning and use as long as performance requirements and related standards are met.

2. Dwelling Unit Exposures and Outlook: For purposes of relating requirements to function, yards, and other open spaces around dwellings, the distance between dwellings and other buildings shall be determined by exposures and outlooks from the portions of the dwellings involved. Such exposures are defined and classified as follows:

a) Class A: Portions of walls containing principal living room exposure to outdoor living area through major windows and/or glassed doors. Prime consideration here is direct view of, and convenient access to, outdoor livability space. In cases where two walls provide this type of exposure from a living room, either may be selected as the Class A exposure, and the other shall be considered Class C.

b) Class B: Portions of walls containing the only windows for bedrooms, or principal windows and/or glassed doors for bedrooms, where privacy, moderate outlook, and light and air are principal considerations.

c) Class C: Portions of walls containing secondary windows for bedrooms, windows for kitchens, bathrooms, utility rooms, and the like, secondary windows for living rooms, or exterior doors other than entries with Class A orientation, where such windows do not involve privacy or are so located,

shielded, or are of such a nature that necessary privacy is assured, and where light, air, and fire protection are principal considerations.

d) Class D: Portions of walls containing no windows, doors, or other openings, but not so constructed or safeguarded as to be suitable for attachment to other dwelling units or principal buildings. Principal concern in such cases is with fire protection.

e) Class E: Portions of walls containing no windows, doors, or other openings, and so constructed or safeguarded as to provide at least one-hour fire protection when attached to other dwelling units or other principal buildings, and to meet the acoustic controls and living unit to living unit sound transmission limitations of "Minimum Property Standards for Multi family Housing", U.S. Department of Housing and Urban Development.

3. Open Space Depth Defined; Requirements by Dwelling Unit's Exposure: Open space depth is the minimum open space distance on the lot (except as otherwise specifically provided) perpendicular to the wall of the dwelling at any point, or to any addition of the dwelling which is enclosed for more than sixty (60) percent of its perimeter or for more than ten (10) percent of the portion of its perimeter opposite any A, B, or C exposure of a dwelling. Open space depth and character shall be as follows:

a) Distance to Common Areas: Except as provided below, distance from any Class B to Class E exposure of a dwelling to a street pavement or to the edge of a common driveway, a common parking area, a common walk, or other common area, shall be at least eight (8) feet. In the case of Class A exposures, this distance shall be fifteen (15) feet. Carports open in a manner that assures visibility may extend to within four (4) feet of a common sidewalk adjacent to a street or to a common parking area, or to within four (4) feet of the street pavement or common parking area if no such sidewalk is involved.

b) Other Minimum Open Space Depth Requirements: Other open space depth requirements shall be, by exposure, Class A, fifteen (15) feet; Class B, ten (10) feet; Class C, eight (8)

feet; Class D, five (5) feet; Class E, none. Dwellings on lots adjoining non residential buildings shall be separated from such buildings by at least ten (10) feet more than the above requirements.

c) Occupancy of Open Space by Carports, Recreational Shelters, Storage Structures: A carport, enclosed for fifty (50) percent or less of its total perimeter by attachment to the dwelling and by a wall at the inner end perpendicular to the dwelling, may extend into any open space on the lot, required or other, that does not adjoin the outdoor living area on an adjacent lot or any common non-vehicular open space.

A recreational shelter, enclosed for fifty (50) percent or less of its total perimeter, may extend into any open space on the lot, required or other, constituting outdoor living area. Such shelter shall not exceed one hundred fifty (150) square feet in floor area.

Enclosed storage facilities combined with and included within such carports or recreational shelters shall not exceed ten (10) percent of the floor area of such carport or shelter. Separate storage structures not exceeding thirty (30) square feet in floor area or seven (7) feet in height may occupy any open space on the lot, required or other, that is farther from a street or common non-vehicular open space than the nearest portion of the dwelling. Only one such separate storage structure shall be permitted per dwelling unit.

Carports, recreational shelter, and storage facilities for adjacent lots may be so located as to attach across lot lines, provided that as located and constructed they do not constitute undesirable impediments to view (including visibility at intersections of streets or intersections of driveways with streets) or increase fire hazards.

d) Spacing of Dwellings on Adjacent Lots; Equivalent Spacing Alternative: Minimum required distances between dwelling units or additions thereto enclosed for more than fifty (50) percent of their perimeters or for more than ten (10) percent of the perimeters opposite any A, B, or C exposures, shall be

the sum of the required distances for the exposures involved.

As an alternative to providing required open space for each dwelling exposure on its own lot, where equivalent spacing can be assured in a form appropriate to the exposures involved by decreasing clearance from the lot line on one lot and increasing clearance on the adjacent lot, this arrangement may be permitted; provided that access for servicing and maintenance of dwelling units involved can be assured, and further provided that minimum open space depth for Class A exposures shall be located on the same lot as the dwelling.

G. Maximum Height of Buildings: Maximum height of buildings shall be thirty-five (35) feet.

H. Limitations on Signs: In connection with mobile home communities, no sign intended to be read from any public way adjoining the district shall be permitted except:

1. No more than one (1) identification sign, not exceeding twelve (12) square feet in area, for each principal entrance.

2. No more than one (1) sign, not exceeding four (4) square feet in area, advertising property for sale, lease, or rent, or indicating "Vacancy" or "No Vacancy", may be erected at each principal entrance.

3. In the case of new mobile home communities consisting in whole or in part of mobile home subdivisions or condominiums, one (1) sign, not exceeding eighteen (18) square feet in area may be erected for a period of not more than two (2) years at each principal entrance to advertise the sale of lots or dwellings. No source of illumination for any such signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five (5) feet of any exterior property line.

I. Off-Street Parking Requirements: Two (2) off-street parking spaces shall be provided for each mobile home. In mobile home communities, residential parking spaces need not be located on lots occupied by the dwelling units served, but at least one (1) such space shall be reserved for, and located within one hundred (100) feet walking distance of, the dwelling unit it is intended to serve.

J. Common, Recreational Facilities: There shall be provided within each mobile home park or mobile home subdivision an adequate site or sites for recreation for the exclusive use of the occupants. Such recreation site or sites shall have a minimum area of four thousand (4,000) square feet plus one hundred (100) square feet for each mobile home space in said park or subdivision. The recreation site shall be of appropriate design and provided with adequate equipment.

K. Community Storm Shelter Facilities: There shall be provided within each mobile home park or subdivision that has ten (10) units or more, suitable storm shelter facilities constructed to accommodate the following number of people: Shelter Space (No. of People) = 0.75 x the number of units x 2.5 person/unit. A community storm shelter shall be maintained in safe, clean and sanitary condition. This building shall be constructed in such a manner as to provide safe conditions during a storm.

L. Guides and Standards for General Site Planning: The following guides, standards, and requirements, shall apply in site planning for mobile home communities.

1. External Relationships: Site planning within the mobile home community shall provide protection of the development from potentially adverse surrounding influences and protection of surrounding areas from potentially adverse influences within the community.

a) Principal Vehicular Access Points: Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the mobile home community in such a way as to encourage the use of such minor streets by substantial amounts of through traffic.

b) Access for Pedestrians and Cyclists: Access for pedestrians and cyclists entering or leaving the community shall be by safe and convenient routes. Such ways need not be adjacent to or limited to the vicinity of vehicular access points. Where there are crossings of such ways and vehicular routes at edges of planned developments, such

crossings shall be safely located, marked, and controlled, and where such ways are exposed to substantial vehicular traffic at edges of communities, safeguards may be required to prevent crossings except at designated points. Bicycle paths, if provided, shall be so related to the pedestrian way system that street crossings are combined.

2. Exterior Yards for Mobile Home Communities; Minimum Requirements; Occupancy: The following requirements and limitations shall apply to yards at the outer edges of mobile home communities:

   a) Along Public Roads: Where mobile home communities adjoin public roads along exterior boundaries, a yard at least twenty-five (25) feet in minimum dimensions shall be provided adjacent to such roads. Such yard may be used to satisfy open space depth requirements for individual dwellings, but shall not contain carports, recreational shelters, storage structures, or any other structures generally prohibited in yards adjacent to streets in residential districts. No direct vehicular access to individual lots shall be permitted through such yards, and no group facilities or active recreation areas shall be allowed.

   b) Yards, Fences, Walls, or Vegetative Screening at Edges of Mobile Home Communities: Along the edges of mobile home communities, walls or vegetative screening shall be provided where needed to protect residents from undesirable views, lighting, noise, or other off site influences, or to protect occupants of adjoining residential districts from potentially adverse influences within the mobile home community. In particular, extensive off-street parking areas and service areas for loading and unloading other than passenger vehicles, and for storage and collection of trash and garbage, shall be screened.

3. Internal Relationships: The site plan shall provide for safe, efficient, convenient, and harmonious groupings of structures, uses, and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features. In particular:

a) Streets, Drives, and Parking and Service Areas: Streets, drives, and parking, and service areas shall provide safe and convenient access to dwellings and community facilities and for service and emergency vehicles, but streets shall not be so laid out as to encourage outside traffic to traverse the community, nor occupy more land than is required to provide access as indicated, nor create unnecessary fragmentation of the community into small blocks. In general, block size shall be the maximum consistent with use, the shape of the site, and the convenience and safety of the occupants.

b) Vehicular Access to Streets: Vehicular access to streets from off-street parking areas may be direct from dwellings if the street or portion of the street serves fifty (50) units or less. Determination of units served shall be based on normal routes anticipated for traffic. Along streets or portions of streets serving more than fifty (50) dwelling units, or constituting major routes to or around central facilities, access from parking and service areas shall be so combined, limited, located, designed, and controlled as to channel traffic conveniently, safely, and in a manner that minimizes marginal traffic friction, and direct vehicular access from individual dwellings shall generally be prohibited.

c) Ways for Pedestrians and Cyclists; Use by Emergency, Maintenance, or Service Vehicles: Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwellings, project facilities, and principal off-street pedestrian destinations. Maximum walking distance in the open between dwelling units and related parking spaces, delivery areas, and trash and garbage storage areas intended for use of occupants shall not exceed one hundred (100) feet.

Walkways to be used by substantial numbers of children as play areas or routes to schools, bus stops, or other destinations shall be so located and safeguarded as to minimize contacts with normal automotive traffic. If substantial bicycle traffic is anticipated and an internal walkway system is provided away from streets, bicycle paths shall be incorporated in the walkway system. Street

crossings shall be held to a minimum on such walkways and shall be appropriately marked and otherwise safeguarded. Ways for pedestrians and cyclists, appropriately located, designed, and constructed, may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other automotive traffic.

M. Site Planning and Improvements - Additional Details:

1. Roads: All roads that are to be dedicated to the township shall be dimensioned and in accord with the subdivision regulations and to the township standards. Any private road within the mobile home community shall have a pavement width of at least twenty-four (24) feet.

2. Lots and Locations for Dwellings on Lots; Improvements Required Before Occupancy: Lots intended for placement of dwellings in mobile home communities shall be so located with respect to streets as to make practical the placement of such dwellings for occupancy. In determinations concerning satisfaction of the requirement, the proposed manner of placement shall be considered.

   Location on the lot shall be suitable for the type of dwelling proposed, considering size, required open spaces, and manner of support, and any improvements necessary on the lot for the support or anchoring of the type of dwelling proposed shall be provided to the dwelling so supported and/or anchored before occupancy.

   The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers, or other suitable means.

Section 10.44 MOBILE HOME SKIRTING AND ANCHORING:

A. All mobile homes shall be securely anchored to the ground in such a manner as to withstand wind pressures specified for mobile homes by the State Building Code.

B. All mobile homes shall be completely skirted.

Section 10.46 ADVERTISING SIGNS:

The purpose of this section is to protect the traveling public from distraction and maintain the natural and scenic beauty and attractiveness of the Township. By the

construction of public roads, the public has created views to which the public retains a right-of-view and it is the intent of these standards to prevent the taking of that right.

A. Zoning Certificate: No advertising signs shall hereafter be erected within Oronoco Township until such sign has been reviewed by the zoning administrator and a zoning certificate issued for that sign.

B. Directional Advertising Sign Standards: One directional advertising may be erected adjacent to a county road, subject to the following standards:

1. Must not exceed dimensions totaling 24 square feet of area.

2. Must provide direction only to a use that is located within Olmsted County.

3. The business being advertised must be one permitted by this zoning ordinance.

4. Such signs shall be located not less than 10 feet from any road right-of-way.

5. Such signs shall contain not more than 2 faces, and shall not exceed a height of 10 feet above the ground.

6. Written permission from the property owner upon which said sign is to be located must accompany any application for a zoning certificate for the sign.

C. General Advertising Signs: General advertising signs shall be subject to the following standards:

1. The following provisions shall apply to all roads located within Oronoco Township. These provisions apply to all Federal, State, County, Township, and private roads.

(a) No General Advertising sign shall exceed dimensions totaling an area of 600 square feet.

(b) No General Advertising sign shall be located within 500 feet of an existing dwelling.

2. The following provisions shall apply only to County, Township, and private roads.

(a) No General Advertising sign shall exceed a total height of 30 feet above the surface of the adjacent roadway.

(b) General Advertising signs may only be located upon lands zoned commercial or industrial by Oronoco Township.

(c) No General Advertising sign shall be erected within a distance of 1320 feet from another General Advertising sign.

(d) No General Advertising sign may be erected within a distance of 1320 feet of lands zoned residential by any political jurisdiction.

(e) No General Advertising sign shall be erected on lands designated as a Shoreland district or a River Corridor District or within 1320 feet of lands designated as a Shoreland District or River Corridor District.

(f) No General Advertising sign shall be erected as the principle use on a property.

(g) General Advertising signs shall maintain all yard and setback requirements equal to the requirements of the zoning district where located.

3. All General Advertising signs existing as of March 10, 1998 shall be exempt from the provisions of this Chapter. These signs may be altered, rebuilt, reconstructed, or replaced on the same property with another General Advertising sign of the same square footage.

Section 10.47 BUSINESS SIGNS:

The purpose of this section is to provide guidelines for the permitting and construction of business signs. All business signs shall be regulated through submittal of a conditional use permit. The Commission shall consider the location of the business on a site, the road designation based on the ROCOG Long Range Thoroughfare Plan, and surrounding land uses. In no case shall a business sign be larger than 300 square feet in area and 25' in height. Lighting must be determined as a part of the conditional use permit review.

Section 10.48 TRANSPORTATION IMPACT REPORTS:

A. Purpose: The intent of this section is to provide the information necessary to allow decision-makers to assess the transportation implications of traffic associated with a proposed development in relation to safety, the existing and proposed capacity and condition of the street system, congestion, and the quality of life of neighboring residences. This section establishes requirements for the analysis and evaluation of transportation impacts

associated with proposed developments. Traffic studies should identify what improvements, if any, are needed to:

1. insure safe ingress to and egress from a site;
2. maintain adequate street capacity on public streets serving the development;
3. ensure safe and reasonable traffic operating conditions on streets and at intersections in the vicinity of a proposed development;
4. avoid creation of or mitigate existing hazardous traffic conditions;
5. minimize the impact of non-residential traffic on residential uses in the vicinity; and
6. protect the public investment in the existing street system.

B. When Required: Development proposals with any of the following traffic or land use characteristics shall be accompanied by a traffic impact report prepared consistent with the provisions of this section unless the requirement is waived by the relevant road authority under the provisions of 10.48.C:

1. Uses that generate more than 500 vehicle trips per day according to the Institute of Transportation Engineers most recent Trip Generation Manual or 30 heavy vehicle trips per day based on the best available data. Where the development proposed cannot be adequately described by ITE, trip generation should be estimated based on data collected from other developments of similar size and scope, with a minimum of three independent data samples provided.
2. Proposed land use plan amendments from the Resource Protection designation to the Suburban Development designation or Urban Service Area designation or from the Resource Protection designation or Suburban Development designation to the Urban Service Area designation. Traffic impact studies for land use plan amendments to the Urban Service Area designation shall identify the road system investments to the County and State road systems necessary to serve anticipated urban development in the Urban Service Area.
3. Zone change requests to zoning districts which include uses (other than conditional uses) whose trip generation exceeds 500 total vehicle trips per day according to the Institute of Transportation

Engineers most recent Trip Generation Manual, or which may generate more than 30 heavy vehicle trips per day according to the best available truck trip generation information.

4. Residential General Development Plans with 25 or more dwellings whose primary access beyond the limits of the development will be a gravel surfaced road, or 50 or more dwellings where the primary access beyond the limits of the development will be a paved road.

5. Developments having direct access onto existing or planned Interstate, Interregional, Strategic Arterial or Major Arterial highway as designated by the adopted Functional Designation Map in the ROCOG Long Range Transportation Plan.

C. Waiver: The requirement for a Traffic Impact Report may be waived if the Road Authority Representative (the County Highway Engineer for County, State or Federal Highways, or the Town Board or its Designee for township roads), determines that a Traffic Impact Report is not necessary to determine needed road improvements or that no unsafe or hazardous conditions will be created by the development as proposed. This waiver shall not preempt the authority of the Minnesota Department of Transportation to require a traffic study under the requirements of the State Access Management Guidelines on any state or federal highway.

D. Complete Application: No application for a development identified as requiring a Traffic Impact Report will be determined to be complete unless it is accompanied by an appropriate traffic study except if a waiver has been granted by the Road Authority Representative.

E. Contents: All roads and intersections serving a proposed use must be determined to be capable of handling the estimated share of projected traffic generated by the use. A Traffic Impact Report shall include the following:

1. An analysis of traffic operations and intersection improvement needs at all site access points under projected traffic loads. This operational evaluation shall include on-site circulation as it may affect access, on-site and off-site turn lanes and required storage, the potential need for signalization or other traffic control, and review of sight distance and other intersection safety aspects. The proposed access plan should be consistent with the standards of the Olmsted County Access Management Ordinance for county roads or with other Access Management regulations that may apply for other roads.

2. An analysis of the impact of site-generated traffic on the level of service of affected intersections and public streets in the vicinity of the site. Affected intersections are any road segment or intersection where the additional traffic volume created by the proposed development is greater than 10 percent of the current traffic volume (for road segments) or the current entering volume (for intersections).The Road Authority representative may choose to waive study of certain intersections.

3. For developments expected to generate more than 30 truck trips per day, an analysis of the intersections and road segments these trucks would use to reach the major arterial road system from the site. Issues of concern include structural capacity, impacts of slow moving vehicles on roadway safety, and the need for intersection operation improvements to accommodate truck traffic.

4. An analysis of the impact of the proposed development on residential streets in the vicinity of the site to identify any potential adverse effects of the proposed development and mitigation measures to address any impacts. Examples of possible effects include, but are not limited to, non-residential traffic impacts on residential neighborhoods, pedestrian and bicyclist safety hazards, traffic noise, or turning movements conflicts with other driveways or local access roads.

5. The finding that site access and other improvements that are identified to mitigate the traffic impact of the development meet commonly accepted engineering design standards and access management criteria.

6. A detailed list of the transportation infrastructure improvements needed to mitigate the impact of the development and estimated costs of these improvements.

F. Preparation: The applicant may choose to have a traffic study prepared by a Traffic or Transportation Engineer, or other qualified professional with experience in the preparation of such analysis, or may choose to have the Zoning Administrator prepare a report once the development application is submitted. At his or her discretion, the Zoning Administrator may decline to prepare the study. When the applicant chooses to have the Zoning Administrator prepare the study, and the Zoning Administrator agrees to prepare the study, the application triggering the need for a TIR shall be considered incomplete until 45 days after the request is made to

the Zoning Administrator to complete the TIR, in order to provide time to prepare the study. The applicant shall be responsible for the costs of preparation of the traffic study incurred by the Zoning Administrator, as identified in the Fee Schedule.

G. Traffic Service Standards: The standards for traffic service that shall be used to evaluate the findings of traffic impact reports are.

1. Capacity: The following table shall be used to assess the impact of the proposed development on the capacity of the roadway system. Development traffic when combined with projected 20 year background traffic growth shall not cause the volume to capacity (V/C) ratio to be exceeded. The listed ADT (Average Daily Traffic) capacity should be used as a first test to determine whether V/C limits might be approached; if so, a more detailed analysis of V/C should be completed using methods in the Highway Capacity Manual or similar techniques.

Land Use Area (1)	**V/C Ratio**	**Roadway Type**	**Road Character**	**ADT Capacity**
Rural	0.55	2 Lane Highway	Level with shoulders	4800
			Rolling or Level with limited or no shoulders	2900
Urban Influence	0.60	2 Lane Highway	Level	6500
			Rolling or Level with limited or no shoulders	5000
Developing Area	0.70	2 Lane Highway	Level	8700
			Rolling or Level with limited or no shoulders	7100
All Areas	NA	Local Collector Road	All	1200
All Areas	NA	Local Residential Road	All	800
(1) Land Use Areas are defined in Chapter 4A of the ROCOG Long Range Transportation Plan				

2. Level of Service: The Level of Service Standard for all highway corridor operations (including freeway mainline, merging areas and ramp junctions, and arterial and collector intersections or corridors)

should meet the Level of Service standards listed in the table below. Level of Service should be calculated using the Highway Capacity manual or equivalent techniques. Where the existing Level of Service is below these standards, a traffic impact report shall identify those improvements needed to maintain the existing level of service, and what additional improvements would be needed to raise the level of service to the standards indicated.

Level of Service

Land Use "Zone" (ROCOG LRTP)	Land Use "Area"	Level of Service
Developing Areas	Small cities	Mid C
	Rochester	C/D Midpoint
Urban Influence Area	Rochester	B/C Midpoint
Rural Area	All	B/C Midpoint

3. Number of Access Points: The number of access points shall be the minimum needed to provide adequate access capacity for the site. The spacing of access points shall be consistent with the road authority's access management ordinance. If the road authority has not adopted an access management ordinance, then there shall be 500 feet, or the maximum available distance if less than 500 feet, between access points and the nearest adjoining intersection or driveway on adjacent parcels and 200 feet between driveways on the same parcel.

4. Residential Street Impact: Non-residential development shall contribute no more than 20% of the traffic on any local street for which residentially zoned property makes up more than 50% of the street frontage.

5. Vehicle Storage: The capacity of storage bays and auxiliary lanes for turning traffic shall be adequate to insure turning traffic will not interfere with through traffic flows on any public street.

6. Internal Circulation: On-site vehicle circulation and parking patterns shall be designed so as not to interfere with the flow of traffic on any public street and shall accommodate all anticipated types of site traffic.

7. Safety: Access points shall be located and designed to provide for adequate intersection and stopping sight distance and appropriate

facilities to accommodate acceleration and deceleration of site traffic. The geometric design of access points shall meet the standards of the Olmsted County Access Management Ordinance, or the Access Management Ordinance adopted by the Road Authority, if applicable.

Section 10.50 WIND ENERGY CONVERSION SYSTEMS

A. Purpose: Olmsted County promotes the use of wind energy conversion systems and to balance the need for clean and renewable energy with the need to protect the public health, safety, and general welfare. In furtherance of this purpose submittal requirements and standards are established to ensure that wind turbines and wind energy conversion systems, that are a combined nameplate capacity of less than 5,000 kilowatts, are appropriately sited, designed, installed, operated and maintained. In no case shall the provision of this ordinance guarantee wind rights or establish access to the wind.

B. Site Testing: A person may establish a WECS Meteorological Tower on a single or multiple parcels of land for up to a period of three (3) years by obtaining a zoning certificate. The purpose of the tower shall be primarily to measure wind speed, direction, and to determine capacity factor and collect related data necessary to determine suitability of the site for the establishment of a WECS.

C. Location and Setback Requirements: All wind turbines shall meet or exceed the setbacks or separation distance established in this section.

1. Setback from property lines: Unless a project site includes multiple properties all wind turbines shall be setback 1.1 times the total height of the wind turbine. Where Small Utility WECS are proposed that include multiple properties, wind turbine setbacks shall be the project area boundaries as described in the application. WECS Meteorological Towers shall be setback 1.1 times the total height. The guy anchor locations for guyed towers where Small Non-utility WECS are constructed shall be a minimum of 8 feet from any property line.

2. Separation Distance:

a. For Small Utility WECS the distance separation from state wildlife management areas and other MNDNR lands, Public Waters and Types 3-5 wetlands shall be 600 feet. The distance separation from Lake Zumbro, county parks, state

forestland, or the Whitewater Wildlife Management Area shall be ¼ mile.

b. For Small Utility WECS the separation distance from on-site dwellings shall be 1.1 times the total height of the wind turbine and 750 feet from dwellings on adjacent property. For Small Utility WECS separation distance from residential zoning districts shall be ¼ mile.

c. Structures not a part of the Small Utility WECS project and located on the project site shall be setback from the tower base a distance equal to one rotor diameter.

3. Setbacks for accessory structures and facilities: Substations, facility buildings and other structures that are part of the Small Utility WECS shall meet the setback requirements for the zoning district in which the project is located.

D. Aesthetic and Environmental Requirements:

1. Tower type: For Small Utility WECS the wind turbine towers shall be freestanding and of tubular construction.

2. Color and finish: All wind turbines and towers that are part of a WECS shall be a neutral color including white, grey, light blue, or other non-obtrusive color. Blades may be black in order to facilitate deicing. Finishes shall be non-reflective.

3. Lighting: The site shall comply with all FAA lighting requirements. White strobe lights are not permitted unless required by the FAA. White strobe lights shall not be used between dusk and dawn. Red strobe lights are required for all towers located on the perimeter of the site for nighttime illumination to reduce impacts of migrating birds. Interior towers shall not be lit unless required by the FAA standards. Simultaneously pulsing strobe lights are required for the perimeter lights.

4. Signage: The manufacturers or owner's company name and/or logo may be placed upon the nacelle of the wind turbine. Warning signs shall be placed on fencing surrounding on-site substations.

5. Location: Wind energy conversion systems shall not be located within floodplain districts as regulated in Section 9.00-9.08, the Shoreland district as regulated in Section 9.10 of the zoning ordinance, or wetlands as regulated under MR Chapter 8420.

6. Waste: All previously used parts and equipment shall be removed from the site and properly disposed. All hazardous waste generated by the operation and maintenance of the WECS shall be removed from the site and recycled or disposed of properly as required under Minnesota statutes and rules.

7. Height: Wind turbine height shall be as specified in the zoning district within which the WECS is located.

E. Noise and Safety Standards:

1. Noise: Except during short-term events including utility outages and severe wind events, a WECS shall be designed, installed and operated so that the noise generated does not exceed 60 dBA at the property line.

2. Automatic Overspeed Controls: All wind turbines shall be equipped with manual and automatic overspeed controls to limit the blade rotation speed to within unit design limits. A professional engineer must certify that the wind turbine is equipped with rotor and overspeed controls.

3. Blade Clearance: No portion of a wind turbine blade in a small utility WECS shall extend closer to the ground than 50 feet. Blade clearance for Small Non-utility WECS shall be no less than 20 feet.

4. Climbing Apparatus: All climbing apparatus located outside of the tower shall be located at least 15 feet above the ground. All towers shall have controlled access and doors shall be locked.

5. Intra-project Power and Communication Lines: All power lines used to collect power from individual wind turbines and all communication lines shall be buried underground.

F. Decommissioning of Small Utility WECS: The applicant and future owners shall ensure that facilities are decommissioned upon the end of project life or facility abandonment. A decommissioning plan shall be submitted with the project application. Decommissioning shall include: removal of all structures and electrical transmission components, to a depth of 4 feet, restoration of the soil and vegetation to avoid temporary or long term soil erosion consistent with Section 10.20 of this ordinance.

G. Application Requirements: All applicants shall complete a zoning certificate or conditional use permit application form and supply all information required on the application. For a single wind turbine that

meets the definition of a Small Utility WECS and is located in the A-1, A-2, or A-3 districts the submittal requirements for a conditional use shall include #1-5,7, and 12 listed in this subsection.

For a Small Utility WECS the following additional information is required for a conditional use permit application.

1. a site plan to scale detailing the location of the project area boundaries, property lines, leased land, easements on the site and easements obtained for the project, wind turbine locations, internal roads, transmission lines, transformers and substations, communication lines, interconnection with the utility system, ancillary equipment and structures, access to the public road system, and site topography/elevations.
2. a description of the project, including but not limited to the number of turbines, rated capacity, height of towers, rotor diameter and height of tower and rotor combined, turbine and tower color, manufacturers of the equipment, and schedule/phasing of project including expected date of commercial operation.
3. current land use and land cover on the project site and on the adjacent parcels.
4. identification and location of floodplain, floodprone soils, surface water bodies, public waters and shoreland, and wetlands on the project site.
5. distance of turbines from all property lines and to the nearest dwellings and other structures on the project property and adjacent property.
6. engineering certification of tower and foundation design suitability for wind turbine, soils, geology, and site topography.
7. grading and erosion control plan.
8. decommissioning plan.
9. evidence of electric power purchase contracts and power transmission contracts, or documentation that the power will be utilized on-site, and control of wind easements in the project area.
10. identification, location, and description of neighboring small utility WECS and wind easements.
11. certification that the project has or will obtain liability insurance.

12. separation distance from structures, land uses and resource features as listed in subsection C of Section 10.50.

Section 10.52 CHICKENS IN THE RESIDENTIAL DISTRICTS

A. Chickens Limited: It is unlawful for any person to keep or harbor chickens on any premises unless issued a Zoning Certificate to do so as provided in this chapter. No permit shall be issued for the keeping of any rooster chicken on any premises.

B. Definitions: The term "Chicken Coop" means a structure for housing chickens made of wood or other similar materials that provides shelter from the elements. The term "Chicken Run" means an enclosed outside yard for keeping chickens. The term "Premises" means any platted lot or group of contiguous lots, parcels or tracts of land.

C. Permit: No person shall maintain a chicken coop and run unless they have been granted a Zoning Certificate by the Zoning Administrator. The permit shall be subject to all terms and conditions of this chapter and any additional conditions deemed necessary by the Zoning Administrator to protect the public health, safety and welfare. Included with the completed application must be a scaled diagram that indicates the location of any chicken coop and run, and the approximate size and distance from adjoining structures and property lines. A permit for the keeping of chickens may be revoked or suspended by the Zoning Administrator for any violation of the Zoning Ordinance upon written notice.

D. Confinement: Every person who owns, controls, keeps maintains or harbors hen chickens must keep them confined at all times in a chicken coop and chicken run. Any coop and run shall be screened with a solid fence or landscaped buffer with a minimum height of four feet. Any coop and run shall be at least 25 feet from any residential structure on any other premises.

E. Chicken Coops:

1. All chicken coops and runs must be located at least 25 feet from any dwelling on any other premises. All chicken coops must meet the requirements of the building and zoning codes, must not exceed ten square feet per chicken and must not exceed six feet in total height. Attached fenced-in chicken runs must not exceed 20 square feet per chicken and must not exceed six feet in total height. Chicken runs may be enclosed with wood and/or woven wire materials, and allow chickens to contact the ground. Chicken

feed and manure must be kept in rodent and raccoon proof containers and/or used as compost.

2. Chicken coops must either be:

   a. Elevated with a clear open space of at least 24 inches between the ground surface and framing/floor of the coop; or

   b. The coop floor, foundation and footings must be constructed using rodent resistant concrete construction.

F. Conditions: Where the hen chickens are kept, any person who owns, keeps or harbors hen chickens on the premises must maintain the area designated for the chickens in a healthy, sanitary and reasonably order free condition and must not allow the premises to be in such condition that noxious odors are carried to adjacent public or private property. Any chicken coop and run authorized by Zoning Certificate/Building Permit, under this section, may be inspected at any reasonable time by an animal control officer, County Feedlot Technician, Zoning Administrator, or other County Representative.

G. Violations: Any person who keeps or harbors chickens in Oronoco Township without obtaining or maintaining a current Zoning Certificate and/or Building permit, or after a permit has been suspended or revoked by the Zoning Administrator shall be guilty of a petty misdemeanor.

Section 10.53 RECYCLABLE WASTE TRANSFER FACILITIES

A. Purpose: Olmsted County supports the use of various composting models to:

1. Protect environmental and public health, safety, comfort, convenience, and the general welfare of the citizens of the Olmsted County.

2. Establish powers, duties, rules, regulations, and standards for the location and operation of backyard and small compost sites at residential, commercial, institutional and public properties.

3. Promote a program of waste reduction through source separation of organic materials from mixed municipal solid waste.

4. Provide for the administration and enforcement of this ordinance.

5. Extend the useful life of the County's landfill by directing compostable materials into more economically and environmentally friendly uses.

B. Jurisdiction.

1. Oversight of composting activities is the responsibility of both the local zoning authority with respect to the planning and zoning aspects of a composting operation, and the County's Solid Waste Ordinance with respect to the environmental protection aspects of a composting operation. When composting activities take place within the limits of an incorporated municipality in the County, the local zoning authority will be the municipality. When composting activities take place in one of the townships in the County outside the limits of an incorporated municipality, then depending on the township, either the County Planning Department, Township Cooperative Planning Association (TCPA) or the individual Township serves as the local zoning authority.

C. Compost, Backyard Site.

1. Applicability

    a. Shall conform with the requirements of Chapter 3500, the Olmsted County Solid Waste Management Ordinance.

2. Location.

    a. Allowed in all zoning districts, as an accessory to a primary use allowed by Olmsted County Solid Waste Management Ordinance and as permitted by the local zoning authority.

    b. A Compost, Backyard Site shall be located and designed so that seepage from the compost will not run off onto adjacent property, public or private streets, storm sewers, drainage ditches, water retention basins, streams or lakes.

    c. On a residential site, composting activities shall be located:

        1. Behind the primary residence.

        2. No closer than five (5) feet to any rear or side property line.

    d. A Compost, Backyard Site located in a Common Interest Community (CIC) or Mobile Home Park shall be located no closer than five (5) feet to any property line or road Right-of-Way.

    e. A Compost, Backyard Site located on a non-residential site shall be located no closer than five (5) feet to any property line or road Right-of-Way.

f. No Compost, Backyard Site may be placed within twenty (20) feet of any body of water, area designated as flood plain, Decorah Edge support area or state protected wetland according to MN Rule 7035.2555.

g. No Compost, Backyard Site may be placed within the shore impact zone as defined by the local zoning authority.

3. Acceptable materials

a. See Chapter 3500, the Olmsted County Solid Waste Management Ordinance, Section 3506

4. Prohibited materials

a. See Chapter 3500, the Olmsted County Solid Waste Management Ordinance, Section 3506.

5. Volume of Compost

a. Shall not exceed a maximum height of 5 feet tall and 5 feet x 5 feet square (or 4.6 Cubic Yards) in volume per parcel. Source separated organic materials not generated on site are allowed in amounts less than one cubic yard per month.

D. Compost, Commercial Small Facility.

1. Applicability

a. Shall obtain a permit from Olmsted County Environmental Resources Department in conformance with Chapter 3500, the Solid Waste Management Ordinance, Section 3506.

b. Shall obtain a Conditional Use Permit from the applicable Zoning Authority and abide by all conditions placed on the Conditional Use Permit.

2. Location Site Design requirements for Compost, Commercial Small Facility

a. Shall meet or exceed all general district regulations based on the applicable zoning district.

b. The land area within a Compost, Commercial Small Facility must minimize soil erosion by complying with the standards of Section 10.20 of the zoning ordinance.

c. A Compost, Commercial Small Facility shall be located and designed so that seepage from the compost will not run off onto adjacent property, public or private streets, storm sewers, drainage ditches, water retention basins, streams, lakes or wetlands.

d. A Compost, Commercial Small Facility shall be located no closer than ten (10) feet to any property line or road Right-of-Way.

e. A Compost, Commercial Small Facility located in a Common Interest Community (CIC) or Mobile Home Park shall be located no closer than ten (10) feet to any property line or road Right-of-Way.

f. No Compost, Commercial Small Facility may be placed within twenty (20) feet of any body of water, area designated as flood plain, Decorah Edge support area or state protected wetland according to MN Rule 7035.2555.

g. No Compost, Commercial Small Facility may be placed within the shore impact zone as defined by the local zoning authority.

3. Acceptable materials

   a. See Chapter 3500, the Olmsted County Solid Waste Management Ordinance, Section 3506.

4. Prohibited materials

   a. See Chapter 3500, the Olmsted County Solid Waste Management Ordinance, Section 3506.

5. Volume of Compost Materials.

   a. Shall not exceed 120 Cubic Yards of source separated organic or compost material on site at any time, See Chapter 3500 Olmsted County Solid Waste Management Ordinance, Section 3506.

6. Landscape Plan

   a. A bufferyard to screen the composting activities is required.

   b. Provide screening with landscape materials, fencing and or berming to provide security from unwanted drop offs, prevent runoff from the site and to catch litter and reduce the adverse visual appearance of the property.

c. The landscape plan shall be based on the proximity of residential buildings and the proximity of the composting activities to abutting public rights of way.

d. Vegetation shall consist of deciduous canopy trees and conifer trees.

E. Compost, State of Minnesota Permitted Facility.

1. Applicability:

a. These sites include

1. Compost Facilities

2. Anaerobic Digesters

3. Source Separated Organic Material Sites which, due to the size and scale of their operations, are permitted by one or more Departments of the State of Minnesota.

b. A Compost, State of Minnesota Permitted Facility shall comply with applicable Minnesota Pollution Control Agency Rules, Minnesota Department of Agriculture Rules and any amendments that may be adopted from time to time.

c. A Compost, State of Minnesota Permitted Facility shall obtain a Conditional Use Permit from the applicable Zoning Authority and abide by all conditions established in the Conditional Use Permit.

2. Location Requirements

a. A Compost, State of Minnesota Permitted Facility shall meet or exceed all general district regulations based on the applicable zoning district established by the local zoning authority.

b. The land area within a Compost, State of Minnesota Permitted Facility must minimize soil erosion by complying with the standards of Section 10.20 of the zoning ordinance.

c. A Compost, State of Minnesota Permitted Facility shall be located and designed so that seepage from the compost will not run off onto adjacent property, public or private streets, storm sewers, drainage ditches, water retention basins, streams, lakes or wetlands.

d. A Compost, State of Minnesota Permitted Facility shall meet the setback requirements for the zoning district in which the project is located.

e. No Compost, State of Minnesota Permitted Facility may be placed within twenty (20) feet of any body of water, area designated as flood plain, Decorah Edge support area or state protected wetland according to MN Rule 7035.2555.

f. No Compost, State of Minnesota Permitted Facility may be placed withing the shore impact zone as defined by the local zoning authority.

3. Acceptable materials at State of Minnesota Permitted Facility

    a. As regulated by requirements of State of Minnesota issued Permit.

4. Prohibited Materials at State of Minnesota Permitted Facility

    a. As regulated by requirements of State of Minnesota issued Permit.

5. Volume of a State of Minnesota Permitted Facility.

    a. All sites seeking application as a Compost, State of Minnesota Permitted Facility are expected to exceed 120 Cubic Yards of source separated organic or compost material on site.

6. Landscape Plan

    a. A bufferyard to screen the composting activities is required.

    b. Provide screening with landscape materials, fencing and or berming to provide security from unwanted drop offs, prevent runoff from the site and to catch litter and reduce the adverse visual appearance of the property.

    c. The landscape plan shall be based on the proximity of residential buildings and the proximity of the composting activities to abutting public rights of way.

    d. Vegetation shall consist of deciduous canopy trees and conifer trees.

F. Conditional Use Review Criteria: in addition to the criteria identified in Section 4.02, the following additional criteria shall be applied to a Compost, Commercial Small Facility or a Compost, State of Minnesota Permitted Facility Permitted Site:

1. In addition to the exhibits required under Section 4.02 C, the applicant must submit the following exhibits with the conditional use application unless waived by the Zoning Administrator:

a. A description and approval status of all permits required by the State of Minnesota or Olmsted County for a project of this type.

b. A site plan to scale detailing the location of the project area boundaries, property lines, leased lands, easements, internal roads, all structures, ancillary equipment, material stockpiles, composting locations, access to public roads and site topography/elevations.

c. A project narrative describing the project, including but not limited to the type of composting proposed, composting process, schedule/phasing of the project, proposed equipment, hours of operation, who can use the site, expected traffic.

d. Commercial Access Permit for proposed work, approved by the appropriate road authority.

e. Litter management plan documenting how the site will prevent the accumulation of litter on the property or escape of litter from the property. Litter does not include source separated organic material or finished compost.

f. Operation and Maintenance Plan, that outlines procedures and adequate measures to be utilized to control or minimize offensive odor, rodents, vermin, fumes, dust, noise, light, trespass or vibrations so that none of these shall constitute a nuisance or be in conflict with adjoining property.

g. Erosion Control & Runoff Plan as outlined in Section 10.20 of the zoning ordinance.

h. Landscape Plan

i. Lighting Plan

j. Signage Plan

k. Decommissioning / Reclamation Plan, documenting how the site will be restored once composting operations are no longer active on the site.

G. Violations, Penalties and Enforcement

1. Enforcement actions related to a Compost, Backyard Site shall be handled based on the processes described in the Zoning Ordinances of the local Zoning Authority with jurisdiction over the Site.

2. Enforcement actions related to the features of a Compost, Commercial Small Facility or a Compost, State of Minnesota Permitted Facility which are permitted by the local Zoning Authority shall be handled based on the Violations Section of the applicable Zoning Ordinance.

3. Enforcement actions related to the features of a Compost, Commercial Small Facility or a Compost, State of Minnesota Permitted Facility which are permitted by the County's Environmental Resources Department shall be handled based on Section 3508 Violations, Penalties and Enforcement as described in Chapter 3500 of the Olmsted County Solid Waste Management Ordinance and Chapter 4000 of the County's Administrative Enforcement and Appeals Procedure Ordinance.

Section 10.54 Solar Energy Farms:

A. Purpose: Olmsted County supports the use of solar collection systems and the development of solar energy farms. The development of solar energy farms should be balanced with the protection of the public health, safety, and welfare. The following standards intend to ensure that solar energy farms can be constructed within Olmsted County while also protecting public safety and the existing natural resources of the county. The provisions of this section of the ordinance shall apply within all zoning districts. In no case shall the provisions of this ordinance guarantee rights to solar access.

B. Location and Site Design Requirements:

1. General District Regulations: All elements of the solar energy farm shall meet or exceed all general district regulations based on the applicable zoning district.

2. The applicant must submit evidence that the solar power farm can connect to the off site power transmission system, and evidence of electric power purchase contracts and power transmission contracts, or documentation that the power will be utilized on-site.

3. The land area within the solar energy farm must minimize soil erosion by complying with the standards of Section 10.20 of the zoning ordinance.

4. Solar energy farms shall not be located within the Shoreland District or Floodway District. Solar energy farms located in either a Flood Fringe or Flood Plain District shall be elevated to the flood protection elevation.

5. Solar energy farms that utilize concentrating solar power (CSP) devices shall not abut or be located across a road from a land management unit of the Minnesota Department of Natural Resources, Olmsted County, or

private conservation organization, county or city park, Type 3, 4 or 5 wetlands, or residential zoning district.

6. All power lines used to collect power from the solar panels and all communications lines shall be buried underground compliant with the National Electrical Code or the standards and requirements of the National Electrical Safety Code where applicable. Where existing site conditions preclude the burial below the existing grade of the site the communications and power lines may be placed at ground level and buried with fill material that will permit re-vegetation or that does not cause or generate soil erosion. The connection of the solar energy farm distribution system load center (transformer, substation) to the electrical utility may be located above ground.

7. All unenclosed electrical conductors located above ground must be contained within structures that control access or must be protected from entry by a six foot fence. All electrical connections to the utility system must meet the National Electrical Safety Code.

8. Solar energy farms utilizing concentrated solar power devices (CSP) shall be required to provide a bufferyard "E" where located abutting or across a road from any residential zoning district.

9. Decommissioning of Solar Farms: The applicant and future owners shall ensure that facilities are decommissioned upon the end of project life or facility abandonment. A decommissioning plan shall be submitted with the project application. Decommissioning shall include removal of all structures and electrical transmission components, and where buried remove all construction above and below grade, and restoration of the soil and vegetation to avoid temporary or long term soil erosion consistent with Section 10.20 of this ordinance.

C. Conditional Use Review Criteria: In addition to the criteria identified in Section 4.02 the following additional criteria shall be applied.

1. To issue a conditional use permit, the Planning Advisory Commission must find that the design, construction and operation of a solar energy farm, taking into account mitigation, are not likely to result in a significant adverse impact to the general public, adjacent properties and to natural resources.

   a. The site design must be consistent with the provisions of Section 8.09.2A for farms utilizing concentrated solar power devices.

b. Where concentrated solar power devices utilizing mirrors are proposed the project will be designed to reduce the likelihood of significant adverse effects to birds. The operation must avoid the creation of bird habitat or habitat for bird prey. The proposed project has been designed and will be operated to protect public safety, and specifically to prevent public access. That portion of the property developed within the solar energy farm must be fenced and gated.

c. The proposed facility utilizing concentrated solar power devices has been designed and operated to prevent the misdirection of concentrated solar radiation onto adjacent or nearby property, public roads or other areas open to the public.

d. The applicant must show that the solar collector system is properly located and aligned or adequately screened from view from the public right of way so as to preclude any glare from the equipment which would adversely impact the vision of motorists on the public right of way.

e. A bufferyard to screen the system may be required as a part of the conditions of approval. It shall be based on the proximity of residential buildings and the solar collection system to the abutting public rights of way. The vegetation shall consist of canopy and conifer trees.

2. In addition to the exhibits required under Section 4.02C the applicant must submit the following exhibits with the conditional use application unless waived by the Zoning Administrator.

a. Maintenance plan for grounds surrounding the solar collection systems.

b. Plan for use, storage and disposal of chemicals used in the cleaning of the solar panels or mirrors.

c. Where concentrating solar power devises are used the applicant must submit the site plan for review to the Minnesota Department of Natural Resources. A statement from the MNDNR addressing wildlife and habitat impact must accompany the application.

d. Submit information explaining how glare generated from the solar collector system will be screened from adjacent properties or that glare will not be created by the system.

e. A decommissioning plan.

ARTICLE XI – TOWNSHIP ZONING OVERLAY DISTRICT

Section 11.00 TOWNSHIP ZONING OVERLAY DISTRICT:

The purpose of the Township Zoning Overlay District (TZOD) is:

- to coordinate County zoning and Township zoning administration in townships that have adopted zoning ordinances, and
- to preclude the need for approval from both the County and the Township for most land development proposals, while ensuring that the Olmsted County Comprehensive Plan and official controls are followed

The Township Zoning Overlay District is superimposed upon the other Olmsted County zoning districts, superseding underlying regulations only to the extent expressed in these provisions.

Section 11.01 APPLICATION:

The TZOD shall apply to all townships within Olmsted County that have adopted zoning ordinances for any part of their jurisdictions, with the exception of Townships that have entered into formal arrangements for coordinating zoning administration with Olmsted County for which Special Districts have been adopted in this Ordinance. Except where provided in Section 11.02, all underlying requirements of the Olmsted County Zoning Ordinance remain in effect.

Section 11.02 SPECIAL PROCEDURES:

A. Permitted Uses: Requirements of this Ordinance pertaining to permitted uses remain in force and violations are subject to the penalties set forth in Section 3.10. Provided that a Township zoning certificate has been legally issued under a Township Zoning Ordinance and is consistent with and restrictive as the provisions of the underlying zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 3.06 are waived.

B. Conditional Uses: Requirements of this Ordinance pertaining to conditional uses remain in force and violations are subject to the penalties set forth in Section 3.10. Provided that a conditional use has been legally approved under a Township Zoning Ordinance that is consistent with and as restrictive as the provisions of the underlying zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 4.02 are waived.

C. Variances: Provided that a variance to a standard of this ordinance has been legally approved under a Township Zoning Ordinance that is consistent with and as restrictive as the provisions of the underlying

zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 4.08 are waived.