

## CHAPTER 1051

### UR, URBAN RESERVE DISTRICT

#### SECTION:

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**1051-1: PURPOSE:** The purpose of the UR, Urban Reserve District is to preserve areas where urban public utilities are not presently available. These lands are to be retained in a natural state or in agricultural uses pending the proper timing for the economical provision of sewer and water, streets, parks, storm drainage and other public utilities and services so that orderly development can occur.

**1051-2: PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following uses are permitted in a UR District:

- A. Farms, farmsteads, farming and agricultural related buildings and structures, but not including animal feedlots, as defined by the Minnesota Pollution Control Agency (MPCA).
- B. Hobby farms.
- C. Nurseries, greenhouses, and tree farms, excluding retail sales.
- D. Public parks, playgrounds, recreational uses, wildlife areas and game refuges.
- E. Residential care facilities serving six (6) or fewer persons.
- F. Single-family detached dwellings at a density of not more than one (1) dwelling unit per forty (40) acres of land.

**1051-3: PERMITTED ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in a UR District:

- A. Accessory operation and storage of such vehicles, equipment and machinery are customary and incidental to permitted, conditional, interim, and administrative uses allowed in this district.
- B. Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.
- C. Daycare facilities serving twelve (12) or fewer persons in a single-family detached dwelling.
- D. Fences as regulated by Chapter 1020 of this Ordinance.
- E. Home offices.
- F. Keeping of animals subject to Chapter 1022 of this Ordinance.
- G. Play and recreational facilities accessory to an existing permitted use.
- H. Private garages, off-street parking and off-street loading as regulated by Chapter 1017 of this Ordinance.
- I. Recreational vehicles and equipment parking and storage as regulated by Chapter 1016 of this Ordinance.
- J. Roadside stands for sale of in season agricultural products planted and completely grown on the premises.
- K. Secondary or accessory use antennas and satellites as regulated by Chapter 1023 of this Ordinance.
- L. Signs as regulated by Chapter 1024 of this Ordinance.
- M. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

**1051-4: CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses in a UR District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 1005 of this Ordinance. Besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 1005-3 and 1005-4 of this Ordinance.

- A. Bed and breakfast establishments, provided that:

1. A maximum of four (4) bed and breakfast units be established in the structure.
2. The facility shall have a State license (hotel and food), and comply with building and fire codes as may be required or applicable.
3. The facility shall be owner or manager occupied.
4. The principal structure shall have a minimum size of one thousand five hundred (1,500) gross square feet and shall be located on a lot which meets the minimum lot size of the district in which it is located.
5. The bed and breakfast units are located within the principal structure.
6. Not more than one (1) full time person, who is not a resident of the structure, shall be employed by the bed and breakfast facility.
7. Dining and other facilities shall not be open to the general public but shall be used exclusively by the registered guests and residents.
8. Two (2) off-street parking spaces shall be provided for the home plus one (1) off-street parking space for each bed and breakfast unit. Parking areas shall be screened and landscaped pursuant to Section 1020-5 of this Ordinance.
9. Not more than one (1) identification sign not exceeding four (4) square feet in area may be attached to each wall which faces a street. The sign shall be reflective of the architectural features of the structure and may not be internally illuminated or lighted between ten o'clock (10:00) PM and six o'clock (6:00) AM.
10. Adequate lighting shall be provided between the principal structure and the parking area for safety purposes. Any additional external lighting is prohibited.

B. Cemeteries or memorial gardens provided that:

1. The use is public or semipublic.
2. The use meets the minimum setback requirements for principal structures.

- C. Commercial riding stables, dog kennels, animal hospitals with overnight car and similar uses provided that the applicable provisions of the City Code relating to animals are determined to be satisfied.
- D. Commercial outdoor recreation provided that:
  - 1. The land upon which such use is to be located is marginal in terms of agricultural production.
  - 2. The use will not negatively impact neighboring farming operations or residential uses.
  - 3. The potential traffic generated by such use can be adequately accommodated (both volume and weight) upon the City streets serving the property upon which the use is located.
  - 4. Adequate, improved off-street parking is provided.
- E. Daycare facilities serving thirteen (13) or more persons in a single family detached dwelling, provided the use complies with the provisions of Chapter 1025 of this Ordinance.
- F. Essential services involving transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, provided that the applicable provisions of Chapter 1023 of this Ordinance are determined to be satisfied.
- G. Governmental buildings and structures necessary for the health, safety and general welfare of the City, provided that when abutting a residential use in a residential zoning district, the property is screened and landscaped in compliance with Section 1020-4 of this Ordinance.

**1051-5: INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in a UR District and require an interim use permit based upon procedures set forth in and regulated by Chapter 1006 of this Ordinance:

- A. Landfilling, excavation, and grading operations, including mining as regulated by Chapter 1027 of this Ordinance.
- B. Special home occupations, as regulated by Chapter 1021 of this Ordinance.
- C. Wind energy conversion systems (WECS), as regulated by Chapter 1029 of this Ordinance.

**1051-6: USES BY ADMINISTRATIVE PERMIT:** Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit in a UR District based upon procedures set forth in and regulated by Chapter 1008 of this Ordinance:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 1026 of this Ordinance.
- B. Home occupations, as regulated by Chapter 1021 of this Ordinance.
- C. Personal wireless service antennas located upon a public or quasi-public structure or existing tower as regulated by Chapter 1023 of this Ordinance.
- D. Single satellite dish TVROs greater than one meter (1 m) in diameter as regulated by Chapter 1023 of this Ordinance.
- E. Temporary structures as regulated by Chapter 1017 of this Ordinance.

**1051-7: LOT REQUIREMENTS AND SETBACKS:** The following minimum requirements shall be observed in a UR District subject to the additional requirements, exceptions and modifications set forth in this Ordinance:

- 1. Lot Area: Forty (40) acres.
- 2. Lot Width: Two hundred fifty feet (250').
- 3. Lot Depth: Two hundred fifty feet (250').
- 4. Setbacks:
  - a. Front Yards: Thirty feet (30').
  - b. Rear Yards: Thirty feet (30').
  - c. Side Yards: Ten feet (10') on each side, or thirty feet (30') on the side yard abutting a public right-of-way.

**1051-8: BUILDING HEIGHT:** The following height requirements shall be observed in a UR District:

- A. All residences shall be limited to a maximum height of two and one-half (2-1/2) stories or forty-five (45) feet.

- B. Accessory structures shall be governed by Chapter 1018 of this Ordinance.