

Section 12 RR RURAL RESIDENTIAL DISTRICT

Intent: In areas where conditions of soils might limit agricultural or residential activities or both the use of the RR Residential District provides for a mixture of agricultural and large lot residential uses, this district is also appropriate for transitional areas where some land owners may wish to transfer land from agricultural to residential uses.

Subdivision 1: PERMITTED USES

The following uses shall be permitted within the RR Rural Residence District:

1. Single family detached dwellings.
2. Agricultural crop production or gardening.
3. Roadside stand for the sale of agricultural products produced on the premises (providing that such stands conform with the requirements of this Ordinance relative to construction, setback, and use).
4. Residences for principal farm operators.
5. Nurseries and tree farms.
6. Parks, recreational areas, wildlife areas, game refuges and forest preserves owned by government agencies.

Subdivision 2: CONDITIONAL USES

The following uses require a conditional use permit as provided in Section 3 of this Ordinance:

1. Golf courses (miniature & regular), country clubs, tennis clubs, public swimming pools serving more than one family.
2. Cemeteries.
3. Essential service structures.
4. Farming operations involving the construction of new buildings.
5. Greenhouses.

6. Recreation areas and parks (privately owned and operated).
7. Ski runs, snowmobile trails, riding trails, overnight camping and picnicking (privately owned and operated).
8. Artificial fish ponds, and fishing for privately owned fish stocked and raised on the premises.
9. Schools, churches, hospitals and similar facilities.
10. The City Council may issue conditional use permits for the construction and operation of small business enterprises, dealers, and other material or necessities, specifically connected with the use of recreational areas.
 - a. Where conditional use permits are granted for limited business operations, the construction shall be required to conform with the building code.
 - b. The operation of any limited business or recreational facility permitted under this section shall require a license to be issued by the City Council. (The amount of the license will be established by City Council resolution).
 - c. The permittee shall furnish the City Council with evidence of a certificate of insurance in a form and amount acceptable to the city attorney, covering all liabilities for damage occurring directly or indirectly from such operation and fully protecting the public from any, and all such damage.

Subdivision 3: PROTECTION OF RESIDENTIAL DISTRICTS

In the issuance of any conditional use permitting or in any way pertaining to the construction or operation of any non-residential facility under this section, the City Council shall, in addition to the restrictions, stipulate that such construction and operation be situated in the land involved in such a way that distance from residential property and general topography will prevent the operation from being or becoming a nuisance which will, in anyway, be deleterious to residential property. Applications for these conditional use permits shall be accompanied by a site plan of the property indicating thereon the proposed location of all facilities.

Subdivision 4: PERMITTED ACCESSORY USES

1. Private garage for parking space.
2. Repair garage (for the repair of machinery used on the premises only).
3. Living quarters of the persons directly connected with the operation of a farm.
4. Signs as regulated elsewhere in this Ordinance for residential districts.
5. Home occupations.
6. Accessory apartments as defined and regulated in this Ordinance.

Subdivision 5: AREA REQUIREMENTS

1. Any tract of land shall contain not less than two and one-half (2-1/2) acres to be classified as rural residence property subject to the provisions of this section.
2. Any subdivision of rural-residence property into one or more areas of less than 2-1/2 acres for the purposes of constructing a dwelling shall require rezoning from a RR district to a single family residence district (R-1).
3. Nothing in this Ordinance is intended to change the present status of any existing agricultural operation, building location, field or pasture use.