

**CITY OF GREEN ISLE
ORDINANCE NO. 19-01**

**AN ORDINANCE AMENDING ORDINANCE 14-01, THE GREEN ISLE
ZONING ORDINANCE, BY ADDING SECTION 4.5 PROVIDING
FOR THE A-1 AGRICULTURAL DISTRICT**

- I. THE CITY COUNCIL OF THE CITY OF GREEN ISLE, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 14-01, THE ZONING ORDINANCE, SHALL BE AMENDED BY ADDING SECTION 4.5 AS FOLLOWS:**

SECTION 4.5. A-1 Agricultural District

Subdivision 1. Purpose.

The purpose of the 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. The City may consider rezoning and subdivision of lands within the District to residential and non-residential urban-type uses.

Subdivision 2. Permitted Uses.

The following shall be permitted uses within the A-1 Agricultural District.

- A. Agriculture, nurseries, greenhouses for growing only, landscape gardening and tree farms, including sale of products only grown on premises, but not including feedlots.
- B. Field crop production.
- C. Existing operations raising domestic farm animals.
- D. Agricultural buildings as principal structures on parcels of land forty (40) acres or greater. Use of building limited to active farm operations including general farming or livestock.
- E. Existing single-family detached dwellings.
- F. Essential services, not including structures, except those requiring administrative

permits or conditional use permits.

- G. Parks, trails, playgrounds, and directly related buildings and structures; City of Green Isle only.

Subdivision 3. Accessory Uses.

The following shall be permitted accessory uses within the A-1 Agricultural District. Accessory uses have the meaning given them in the Definitions section of this Ordinance.

- A. Accessory uses incidental and customary to the uses allowed as permitted or conditional in this District.
- B. Fences as regulated under the Green Isle Zoning Ordinance.
- C. Accessory apartment.
- D. Home occupations and home offices as regulated by the Green Isle Zoning Ordinance.
- E. Private garages and off-street parking and off-street loading as regulated by the Green Isle Zoning Ordinance.
- F. Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.
- G. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

Subdivision 4. Conditional Uses.

The following shall be conditional uses within the A-1 Agricultural District. Conditional uses require issuance of a Conditional Use Permit as provided in Section 16 of the Green Isle Zoning Ordinance. Uses similar to those listed below and existing at the time this Ordinance becomes effective shall be considered as having a conditional use permit; however, any expansion of such existing use shall require the issuance of a conditional use permit.

- A. Governmental and public utility buildings and structures.
- B. Retail or wholesale trade related to agricultural operations and services.
- C. Any use in the allowed in the B-1 Highway Service District, B-2 Central Business District, I-1 Light Industrial District, or I-2 General Industrial District under the Green Isle Zoning Ordinance provided such use is located on a lot of record in existence on the effective date of this ordinance.

- D. Extraction of soil, minerals, and the like.
- E. Commercial riding stables, domestic animal kennels, and similar uses.
- F. The creation of new or expansion of existing (as of effective date of this ordinance) animal agricultural operations, which require an increase in the number of animal units documented by the operator's feedlot permit.
- G. Ground mounted solar energy systems as specified in Section 11, Subd. 7 of the Green Isle Zoning Ordinance.

Subdivision 5. Performance Standards.

- A. Rezoning, subdividing, or re-subdivision of property for the purpose of expanding existing nonfarm uses or for developing new nonfarm uses shall be prohibited, except that a one-time split of an existing parcel of record as of the adoption of this Section which results in two (2) lots each being not less than ten (10) may be allowed provided: soil and water conditions allow a well and an on-site sewer system, access is allowed from an existing public road, approval of such lot split is contingent upon no further division of parcels resulting from said split, and the lot split is filed with each resulting property records at the Sibley County Recorder's Office. The City may require the property owner connect to municipal services when they become available.
- B. Minimum lot area: Parcels created after adoption of this Ordinance: Forty (40) acres, except as provided in Subdivision 1 of this Section.
- C. Minimum lot width:
 - 1. Parcels created after adoption of this Ordinance: 200 feet.
 - 2. Lots of record existing prior to adoption of this Ordinance: 40 feet.
- D. Setback Requirements.
 - 1. Front yard setbacks of not less than 30 feet from all other public right-of-ways, unless subject site is a lot of record as of the date of adoption of this ordinance and said lot abuts a lot with buildings that have observed a smaller front yard in which instance the minimum front yard setback shall be the distance the existing structures are setback. A viewing triangle measuring 25 feet from the intersection of the front/side property line at street intersections shall be maintained free of structures.
 - 2. Side yard setback shall be thirty (30) feet, except existing lots of record less than 100 feet in width shall have minimum side yard setbacks of ten (10) feet.

- 3. Minimum rear yard setback shall be thirty (30) feet.
- E. Maximum Building Height: Two stories or thirty (30) feet. Heights in excess of thirty (30) feet may be allowed provided a conditional use permit is issued.
- F. Site Coverage. No structure or combination of structures shall occupy more than forty (40) percent of the lot area.

II. EFFECTIVE DATE:

This Ordinance is effective upon its adoption and publication as prescribed by law.

For City of Green Isle:

By Joe Kreger
It's Mayor

By Diane Hatlestad
It's City Clerk

Public Hearing February 12, 2019
Adopted February 12, 2019
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