

## **SECTION 7 - JS-1 JESSENLAND SPECIAL PROTECTION SHORELANDS DISTRICT**

### Subdivision 1. Purpose.

The intent of the JS-1 JESSENLAND SPECIAL PROTECTION SHORELAND DISTRICT is to guide the wise development, continued agricultural uses and utilization of shorelands of public waters for the preservation of water quality, natural characteristics, economic values, and the general health, safety and welfare of all public waters in the unincorporated areas of the Town. Further, the purpose of this district is to manage areas unsuitable for development due to wet soils, steep slopes, or large areas of exposed bedrock; and to manage areas of unique natural and biological characteristics in accordance with compatible uses.

### Subdivision 2. Permitted Uses.

1. Agricultural, including farm dwellings and agricultural buildings but not including either agricultural or commercial feedlots.
2. One family dwellings on existing sites.
3. Parks and waysides, wildlife management, preserves, trails (not overnight camping).
4. Flood control and watershed structures.
5. Home occupations, Level 1.
6. Accessory uses.
7. Solar production, up to forty (40) kW, regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.

### Subdivision 3. Conditional Uses.

1. One (1) family dwelling and temporary dwellings.
2. Non-residential structures used solely in conjunction with raising wild animals, fur bearing animals or fish provided the structures are of a design approved by the Town board as being compatible with other general allowable uses of the district.
3. Additions to existing feedlots.
4. Farming colonies, but no new feedlots.
5. Home occupations, Level 2.
6. Campgrounds, and organized group camps as regulated by Shoreland PUD standards.
7. Outdoor related commercial recreation, including golf courses, shooting ranges, riding stables but not swimming pools.
8. Any open pit, excavation or impoundment of water- five (5) feet and deeper.

9. Hunting shacks.
10. Bed and Breakfast Facility.
11. Churches, cemeteries, schools and public buildings.
12. Kennels.
13. Essential services.

Subdivision 4. District Regulations.

1. Height Regulations:
  - a. No Agricultural structure shall exceed one hundred fifty (150) feet in height.
  - b. No Other structure shall exceed thirty-five (35) feet in height.
2. Front Yard Regulations:
  - a. There shall be a minimum front yard setback of two hundred (200) feet from the center line of any public road or highway.
  - b. When the front of a property does not meet a public roadway there shall be a minimum front yard setback that is at least as great as the required rear yard setback.
3. Side Yard Regulations:

There shall be a side yard having a width of not less than sixty (60) feet on each side of a building.
4. Rear Yard Regulations:

There shall be a rear yard having a depth of not less than sixty (60) feet.
5. Lot Area Regulations:
  - a. New lots shall contain a minimum of forty (40) acres.
  - b. Lots using existing sites shall contain a minimum of two (2) acres.
6. Lot Width and Depth Regulations:

Every lot shall have a minimum width of not less than two hundred (200) feet at the building setback line and shoreline and have a minimum depth of two hundred (200) feet.
7. Dwelling Regulations:

All dwellings except temporary dwellings must be at least twenty (20) feet wide and on a permanent foundation.
8. Distance Between Dwellings:

There shall be a minimum distance of two hundred fifty (250) feet between dwellings.
9. Slopes:
  - a. No building shall be erected on more than an eighteen (18) percent slope without a licensed engineer's approved plan.

No building shall be erected within seventy-five (75) feet of the top or bottom of a slope exceeding eighteen (18) percent without a licensed engineer's approved plan.