

SECTION 8 - JS-2 JESSENLAND RESIDENTIAL-RECREATION SHORELAND DISTRICT

Subdivision 1. Purpose.

The intent of the JS-2 JESSENLAND RESIDENTIAL-RECREATION SHORELAND DISTRICT is to guide continued agriculture uses and to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also it is the intent of this district to manage areas suitable for residential development or a low density nature.

Subdivision 2. Permitted Uses.

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

Subdivision 3. Conditional Uses.

1. One family dwellings and temporary dwellings.
2. Residential planned unit developments.
3. Home occupations, Level 2.
4. Outdoor related commercial recreation including golf courses, stables and swimming pools but not shooting ranges.
5. Churches, cemeteries, school and public buildings.
6. Campgrounds and organized camps as regulated by Shoreland PUD standards.
7. Hunting shacks.
8. Bed and breakfast facility.
9. Additions to existing feedlots.
10. Farming colonies but no new feedlots.

11. Kennels.
12. Medical facilities and nursing homes.
13. Open pit, excavation or impoundment of water, five (5) feet and deeper.
14. Essential services.

Subdivision 4. District Regulations.

1. Height Regulations:
 - a. No agriculture structures 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 centerline 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 no less than sixty (60) feet.
5. Lot Area Regulations:
 - a. New lots shall contain a minimum of ten (10) 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 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. Slopes:
 - a. No building shall be erected on more than an eighteen (18) percent slope without a licensed engineer's approved plan.
 - b. 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.
9. Distance Between Dwellings:

There shall be a minimum distance of two hundred fifty (250) feet between dwellings