

## **SECTION 9 - JC-JESSENLAND CONSERVATION AND AGRICULTURE DISTRICT**

### Subdivision 1. Purpose.

The intent of the JC JESSENLAND CONSERVATION AND AGRICULTURE DISTRICT is to provide a district based on topographic, physiographic and soil conditions that will:

1. be protective of the better agriculture lands in Jessenland Township from non-farm influences;
2. retain major areas of natural ground cover for conservational purposes;
3. prevent scattered non-farm growth;
4. secure economy in governmental expenditures for public services, utilities and schools;
5. deter abuse of water resources and
6. conserve other natural resources of the Town.

### Subdivision 2. Permitted Uses.

1. Agriculture, including one farm dwelling per site and agricultural buildings but not including agricultural feedlots with fifty (50) or more animal units or commercial feedlots.
2. Parks, waysides, historical sites, wildlife management, preserves, trails (not including overnight camping).
3. Flood control and watershed structures.
4. One family dwellings on existing sites.
5. Communication towers with a height of one hundred fifty (150) feet or less.
6. Home occupations, level 1.
7. Accessory uses.
8. Solar production, up to forty (40) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.

### Subdivision 3. Conditional Uses.

1. One and two family dwellings, residential PUD's, and temporary dwellings.
2. Commercial recreational sites or facilities, including, but not limited to golf courses, riding stables, shooting ranges but not swimming pools.
3. Kennels.
4. Organized group camps and campgrounds.
5. Churches, cemeteries, schools and public buildings.
6. Home occupations, Level 2.
7. Agriculture related business and service and contractor yards.
8. Organized Farm colonies.
9. Any structures higher than one hundred fifty (150) feet.
10. Agricultural feedlots with fifty (50) or more animal units.
11. Extraction of minerals.
12. Hunting shacks.
13. Bed and breakfast facility.
14. Open pit, excavation or impoundment of water – five (5) feet and deeper.
15. Essential services.
16. Solar production, forty-one (41) kW to one hundred (100) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.
17. Solar production, greater than one hundred (100) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.

Subdivision 4. Height, Yard, Area and Lot Width and Depth Regulations.

1. Height Regulations:
  - a. No agricultural structures shall exceed one hundred fifty (150) feet in height.
  - b. No other buildings 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 not less than sixty (60) feet.
  
5. Distance Between Dwellings  

There shall be a minimum distance of two hundred fifty (250) feet between dwellings.
  
6. Lot Area Regulations:
  - a. New lots shall contain a minimum of ten (10) acres.
  - b. Lots using existing sites, and a lot of record prior to 2001, shall contain a minimum of two (2) acres.
  - c. Two family dwellings shall have lot sizes that are one hundred fifty (150) percent larger than the one family lot area requirement.
  
7. 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 a minimum depth of not less than two hundred (200) feet.
  
8. Dwelling Regulations  

All dwellings, except temporary dwellings, must be at least twenty (20) feet wide and on a permanent foundation.
  
9. 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.