

SECTION 10 - JA-JESSENLAND GENERAL AGRICULTURAL DISTRICT

Subdivision 1. Purpose.

The JA JESSENLAND AGRICULTURAL DISTRICT is intended to provide a district that will:

1. allow suitable areas of Township to be retained in agriculture use;
2. prevent scattered, non-farm development;
3. secure economy in governmental expenditures for public services, utilities and schools; and
4. discourage non-farm growth.

Subdivision 2. Permitted Uses.

1. Agriculture, including one dwelling per site and agricultural buildings and agricultural feedlots with less than six hundred (600) animal units.
2. One family dwellings on existing sites.
3. Parks, waysides, historical sites, wildlife management, preserves and trails (not including overnight camping).
4. Communication towers with a height of one hundred fifty (150) feet or less.
5. Home occupations, Level 1.
6. Flood control and watershed structures.
7. Road Material Crushing, as regulated by SECTION 14 - General Provisions.
8. Accessory uses.
9. Agricultural related business and service.
10. Solar production, up to forty (40) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.

Subdivision 3. Conditional Uses.

1. Outdoor related commercial recreation, including golf courses, riding stables, shooting ranges but not commercial swimming pools.
2. Organized group camps and campgrounds.
3. One family dwellings on new sites and temporary dwellings.
4. Churches, cemeteries, schools and public buildings.
5. Home occupations, Level 2.
6. Open pit, excavation or impoundment of water – five (5) feet and deeper.
7. Agricultural feedlots with six hundred (600) or more animal units, commercial feedlots, and offsite manure stockpiling.
8. Agriculture related industry.
9. Kennels.
10. Any structures over one hundred fifty (150) feet in height.
11. Extraction of minerals.
12. Medical facilities and nursing homes.
13. Organized Farm Colonies.
14. Bed and breakfast facility.
15. Composting facility, subject to the regulations in SECTION 14.
16. Contractor yards.
17. Essential services.
18. Solar production, forty-one (41) kW to one hundred (100) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.

19. 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 forty (40) acres.
 - b. Lots using existing sites, and a lot of record prior to 2001, shall contain a minimum of two (2) acres.
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.