

CHAPTER 51

UR, URBAN RESERVE DISTRICT

SECTION:

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01-51-1: PURPOSE: The purpose of the UR, Urban Reserve 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.

01-51-2: PERMITTED USES: In addition to other permitted uses in this District identified elsewhere in this Article, the following uses are permitted in a UR District:

- A. Farms, hobby farms, agriculture, nurseries, wholesale nurseries, greenhouses, and tree farms, not including animal feedlots as defined by the Minnesota Pollution Control Agency (MPCA).
- B. Parks, trails, playgrounds, and directly related buildings and structures; City of Howard Lake only.
- C. Residential facility serving six (6) or fewer persons in a single-family detached dwelling.
- D. Single-family detached dwellings.

01-51-3: PERMITTED ACCESSORY USES: In addition to other permitted accessory uses in this District identified elsewhere as accessory uses in this Article, the following are permitted accessory uses in a UR District:

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim, and administrative permit in this Section, subject to applicable regulation of this Article.

- B. Administrative offices, meeting rooms, classroom, and food preparation and service areas in private and public recreational facilities, and the uses of which are incidental and directly related to the primary use.
- C. Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.
- D. Daycare facilities serving twelve (12) or fewer persons in a single-family detached dwelling.
- E. Fences as regulated by Chapter 20 of this Article.
- F. Home offices.
- G. Keeping of animals subject to Chapter 22 of this Article.
- H. 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.
- I. Private garages and off-street parking and off-street loading as regulated by Chapter 17 of this Article.
- J. Recreational vehicles and equipment parking and storage as regulated by Chapter 16 of this Article.
- K. Secondary or accessory use antennas and satellites as regulated by Chapter 23 of this Article.
- L. Signs as regulated by Chapter 24 of this Article.
- M. Roadside stand for sale of in season agricultural products planted and completely grown on the premises.
- N. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

01-51-4: CONDITIONAL USES: In addition to other conditional uses in this District identified elsewhere in this Article, the following are conditional uses in a UR District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 5 of this Article. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 01-5-3 and 01-5-4 of this Article.

A. Bed and breakfast establishments, provided that:

1. A maximum of four (4) bed and breakfast units may be established in a structure.
2. The facility shall have a State license (hotel and food), and comply with building and fire codes as may be required or applicable.
3. The facility shall be owner or manager occupied.
4. The principal structure shall have a minimum size of one thousand five hundred (1,500) gross square feet and shall be located on a lot which meets the minimum lot size of the district in which it is located.
5. All bed and breakfast units shall be established within the principal structure.
6. Not more than the equivalent of one full time person shall be employed by the bed and breakfast facility who is not a resident of the structure.
7. Dining and other facilities shall not be open to the general public but shall be used exclusively by the registered guests and residents.
8. Two (2) off-street parking spaces shall be provided for the home plus one (1) off-street parking space for each bed and breakfast unit. Parking areas shall be screened and landscaped pursuant to Section 01-20-5 of this Article.
9. Not more than one (1) identification sign not exceeding four (4) square feet in area may be attached to each wall which faces a street. The sign shall be reflective of the architectural features of the structure and may not be internally illuminated or lighted between ten o'clock (10:00) PM and six o'clock (6:00) AM.
10. Adequate lighting shall be provided between the principal structure and the parking area for safety purposes. Any additional external lighting is prohibited.

B. Cemeteries or memorial gardens provided that:

1. The use is public or semipublic.
2. The use meets the minimum setback requirements for principal structures.

C. Commercial stables and riding academies.

- D. Daycare facilities as a principal or accessory use, except as provided for by this Chapter, provided that the use complies with Chapter 25 of this Article.
- E. Essential services involving transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 26 of this Article.
- F. Farm and hobby farm buildings for the keeping of farm animals that are located within three hundred feet (300') of an existing residence on an abutting property or residential platted lot not under the same ownership as the parcel on which said buildings are constructed.
- G. Governmental buildings and structures necessary for the health, safety and general welfare of the City, provided that all equipment is completely enclosed in a permanent structure with no outside storage.
- H. Parks, recreational areas, and fairgrounds owned or operated by public bodies other than the City of Howard Lake.
- I. Personal wireless service antennas not located on a public or quasi-public structure or existing tower, as regulated by Chapter 23 of this Article.
- J. Recreational fields (outdoors) including golf courses, swimming pools, and similar facilities, and directly related buildings and structures.
- K. Recreational structures and buildings (private), including those for golf, tennis and swimming, located on the premises of clubs or other allowed uses.

01-51-5: INTERIM USES: In addition to other interim uses within this District identified elsewhere in this Article, and subject to applicable provisions of this Section, the following are interim uses in the UR District and are further governed by Chapter 6 of this Article:

- A. Animal kennels as a secondary use.
- B. Landfilling, excavation, and grading operations, including mining as regulated by Chapter 27 of this Article.
- C. Open and outdoor storage as an accessory use.
- D. Single satellite dish TVROs greater than one meter (1 m) in diameter as regulated by Chapter 23 of this Article.
- E. Special home occupations, as regulated by Chapter 21 of this Article.

F. WECS, as regulated by Chapter 29 of this Article.

01-51-6: USES BY ADMINISTRATIVE PERMIT: In addition to other uses allowed by administrative permit in this District identified elsewhere in this Article, and subject to applicable provisions of this Section, performance standards established by this Chapter, and processing requirements of Chapter 8 of this Article, the following are uses allowed in a UR District by administrative permit:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 26 of this Article.
- B. Home occupations, as regulated by Chapter 21 of this Article.
- C. Personal wireless service antennas located upon a public or quasi-public structure or existing tower as regulated by Chapter 23 of this Article.
- D. Temporary structures as regulated by Chapter 17 of this Article.

01-51-7: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in a UR District subject to the additional requirements, exceptions and modifications set forth in this Article:

- 1. Lot Area: Twenty (20) acres.
- 2. Lot Width: One hundred fifty feet (150').
- 3. Lot Depth: One hundred fifty feet (150').
- 4. Setbacks:
 - a. Front Yards: Thirty feet (30').
 - b. Rear Yards: Thirty feet (30').
 - c. Side Yards: Ten feet (10') on each side, or thirty feet (30') on the side yard abutting a public right-of-way.