

AR – Agricultural Residential Fact Sheet

DESCRIPTION

This fact sheet provides information about land use and lot requirements in areas zoned Agricultural Residential. Most townships are zoned Agricultural Residential except those areas within the Shoreland or Wild and Scenic River Districts.

ALLOWED USES (if standards are met) IN THE AGRICULTURAL RESIDENTIAL DISTRICT

Farm (Article 2 for Standards)	Agritourism	Agriculture
Winery	Riding Stable	Single Family Dwelling
2 nd Dwelling	Craft Retreat/Vacation Rental Home	Bed and Breakfast
Duplex	Multi-family Dwelling	Senior Housing
Home Occupation	Accessory Uses	Recreational Camping
Campground	Fish House Storage	Forestry
Parks and Recreation	Nature Preserve	Golf Course
Mining and Gravel Excavation	Renewable Energy Use Production	Communication Tower
Essential Services	Land Application of Water Treatment/Wastewater Sludge	Cemetery

CONDITIONAL USES

Conditional Uses are those uses that have possible impacts to neighbors or the public, and require review by the Planning Commission and approval by the County Board. Please see the fact sheet “How Do I Apply for a Conditional Use Permit” for more information on how to obtain a Conditional Use Permit. The following are Conditional Uses in the Agricultural Residential District:

Mobile Home Park	Home-Based Business	Home-Based Custom Meat Processing
School	Technical Media Resource Center	Religious Institution
Confined Animal Feeding Operations	Government Building	Public/Commercial Recreation

LOT REQUIREMENTS

The following requirements must be met when building on your property.

Minimum lot area	1 acre
Minimum lot width	150 feet
Minimum setback from road centerline, county	100 feet
Minimum setback from road centerline, highway	135 feet
Minimum setback from road centerline, township	75 feet
Minimum side yard	20 feet
Minimum rear yard	50 feet
Maximum structure height	45 feet

STANDARDS FOR COMMON ALLOWED USES

Two of the most commonly asked questions of staff from current and prospective land owners in Kathio Township are about recreational camping, a craft retreat, or a vacation rental home. Following are the standards that have been adopted by the county for these allowed uses as stated in the Development Ordinance.

RECREATIONAL CAMPING

Recreational camping in tents, motor homes, recreational vehicles, or similar items as defined in Minnesota Statutes 168.002, or successor statutes, or in a structure of less than seven hundred fifty (750) square feet, shall be an allowed use, provided the following requirements are met:

- A. There shall be no on-site disposal of human sewage or grey water on the parcel. Human sewage or grey water shall be collected within the items and disposed of at a proper dumping station, in a holding tank with a minimum capacity of five hundred (500) gallons, a contracted portable toilet, composting or chemical toilet, or a full septic system. Permits shall be obtained where applicable.
- B. The item used for recreational camping shall meet the structure setbacks of the underlying zoning district within which it is located.
- C. Items used for recreational camping that are left in place permanently must be kept structurally sound, weather tight, and vermin proof.
- D. Each recreational camping site shall have a County-issued 911 address and sign.

Additional standards for other allowed uses in the Agricultural Residential District can be found in Article 5 of the Mille Lacs County Development Ordinance located on the county website.