

## **Chapter 508      Zoning Districts, Zoning Map and Uses**

### **508.01      Division into Districts**

The unincorporated areas of Rice County are hereby divided into the following zoning districts:

A	Agricultural District
UR	Urban Reserve District
RR	Rural Residential District
VMU	Village Mixed-Use District
HC	Highway Commercial District
LI	Limited Industrial District
URI	Urban Reserve Industrial District
GDS	General Development Shoreland Districts
RDS	Recreational Development Shoreland Districts
NES	Natural Environment Shoreland Districts
WS	Wild and Scenic River District

### **508.02      Consistency with Comprehensive Plan**

The zoning districts and uses in this Chapter and the delineation of zoning district boundaries on the zoning map are consistent with the goals, policies and objectives of the Rice County Comprehensive Plan.

### **508.03      Zoning Map**

The location and boundaries of the districts established by this Ordinance are set forth on the Zoning Map, which is hereby incorporated as part of this Ordinance.

- A. Corrections and updates shall be recorded on such maps by the Planning Director within thirty (30) days after the official adoption of the zoning amendment by the Rice County Board.
- B. Deleted
- C. The Wild and Scenic River Districts are taken from the Cannon River Management Maps dated January 11, 1980 and produced as part of the Cannon River Management Study and final rule (Minn. Rules, Part 6105.1680) and these maps are hereby incorporated by reference.
- D. The official Zoning Map shall be signed by the Chair of the Board and a certified copy filed by the Auditor with the County Recorder.
- E. Any unauthorized change of a zoning boundary or designation by any person or persons shall be considered a violation of this Ordinance.

### **508.04      District Boundaries**

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, rivers, highways or alleys, shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following established municipal limits and County borders shall be construed as following such lines.
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- E. Boundaries indicated as approximately following sections, half sections, quarter sections, eighth sections and government lots shall be construed to follow such lines.
- F. Where physical features, , are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Subdivisions A through E above, the Zoning Administrator shall interpret the district boundary.

**508.05 Permitted and Conditional Uses**

The following table establishes the uses in the zoning districts within Rice County. For the purposes of the table:

- A. **Permitted uses.** Uses specified with a “P” are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this Ordinance.
- B. **Conditional uses.** Uses specified with a “C” are allowed as a conditional use in the district or districts where designated.
- C. **Prohibited uses.** Any use not listed as either “P” (permitted) or “C” (conditional) in a particular district shall be prohibited in that district.
- D. **Specific development standards.** Any use where an “X” is indicated in the column headed by “Stds” must conform to specific development standards that are contained in Chapter 507. Specific development standards apply in addition to the general criteria for conditional uses in §503.05, and all other applicable regulations.

**Table 508-1 Permitted and Conditional Uses**

<b>A. Residential and Related Uses</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>
Single-family detached dwelling	P	P	P	P	P	P	P	P	P*	P*		X
Single-family attached dwelling	P	P	P		P			P			P*	X
Shoreland Residential Cooperative	P*	P*	P*									
Multifamily dwelling	P	P	P		P				C			X
Mixed-use building (commercial, residential, office)									C			X
Facility for supervised residential program (up to 6 residents; 6 or more is a conditional use)	P	P	P	P	P	P	P	P				X
<b>B. Agricultural and Related Uses</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>
Farm buildings	P	P	P	P	P	P			P*	P*	P*	
Agricultural Tourism Business, Conditional	C	C	C		C	C						X
Agricultural Tourism Business, Permitted					P	P						X
Agricultural Use –excluding feedlots	P	P	P	P	P	P	P	P	P	P	P	X
Agriculturally-oriented business					C	C		C		C	C	X
Feedlot, animal manure composing site, aquaculture												If compliant with the Rice County Feedlot Ordinance
Food Sales/Service located on a CSA Farm					C	C						

Notes:

P = Permitted use

C = Conditional use

X = Standards apply, see specific use in Chapter 507 Specific Development Standards

Y = Standards apply; see Chapter 514 Highway Commercial District and Chapter 522 Planned Unit Development Standards

\* = Use only allowed for those sites where the use legally existed on the date of adoption of this Ordinance

\*\* = only with existing permitted commercial use

\*\*\*= only locations that have had an existing permitted commercial use

<b>C. Commercial Recreation</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>
Campground, private	C	C			C	C						X
Flying field for radio-controlled aircraft					C							X
Go-cart track, miniature golf						C		C				X
Golf course, country club, driving range					C	C						X
Archery range, outdoor					C	C						
Gun range, outdoor					C							X
Gun or archery range, indoor					C					C		X
Hunting club, private					C							X
Organized motor sports: ATVs, trucks, tractors or motorcycle tracks or trails (not including auto or other vehicle racing, tracks or events)					C	C						X
Paint ball course					C	C						X
Riding and boarding stable					C	C						X
Ski slope, snowboarding, tubing or sledding hills; private					C	C						X
Soccer Club Area, Private					C							X
Water-oriented commercial recreation	C	C										X
<b>D. Civic, Educational, &amp; Institutional</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>
Day care center								P	C			X
Religious institution					C	C	C	C				X
Campground, public	C	C			C	C						X
Cemetery					C	C	C	C				
School, public or private						C		C				X
Public Recreational Areas	P	P	P	P	P	P	P	P	P	P	P	
<b>E. Commercial &amp; Industrial</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>
Adult entertainment										P		X
Agricultural based therapeutic service uses					C							X
Art, photography, crafts galleries, studios								P				
Auto & recreational equipment & vehicles; sales & repair								C		C		X
Auto service station								C	C	C		X
Auto parts sales, indoor only								C		C		
Auto repair, auto body repair						C*		C		C		X
Bakery								P				
Barber or beauty shop								P				
Bed and breakfast facility	C	C	C		C	C		P				X
Cabinet, carpentry shops					C	C	C**	C		C	C	
Car wash, freestanding or accessory								C		C		X
Construction material sales primarily within a building								C	C	C	C	
Contractor's office					C	C		P	C	C	C	

Notes:

P = Permitted use

C = Conditional use

X = Standards apply, see specific use in Chapter 507 Specific Development Standards

Y = Standards apply; see Chapter 514 Highway Commercial District and Chapter 522 Planned Unit Development Standards

\* = Use only allowed for those sites where the use legally existed on the date of adoption of this Ordinance

\*\* = only with existing permitted commercial use

\*\*\* = only locations that have had an existing permitted commercial use

<b>E. Commercial &amp; Industrial, cont.</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Std</b>
Contractor's yard with outdoor storage					C	C		C		C	C	X
Convenience fuel and goods						C**		C	C	C		X
Corporate office headquarters									P		P	
Demolition Landfill					C	C						
Extraction or excavation of materials & minerals	C	C	C	C	C	C			C			X
Flea market or auction site, permanent					C	C		C				X
Indoor school bus storage					C							
Kennel, commercial		C			C	C						X
Laundries, laundromat, dry cleaning								C		C		
Limited Industrial, permitted											P	X
Limited Industrial, conditional											C	X
Limited manufacturing, including light assembly and packing								C	C	C		X
Liquefied Petroleum (Propane) Gas Distribution Services					C							
Lumber yards								C	P		P	
Medical, dental or other health care offices, clinics								P	C			
Motels, hotels								C	C			X
Offices, professional								P	P	P		
Printing & publishing								C	C	P		X
Railroad switching yards and repair spurs					P	P				P	P	
Recycling or composting facilities, landfills, soil reclamation, County, municipal or institutional				C*	C	C				C		X
Restaurants, cafes						C**		P	C	C		X
Retail sales, general								P	C	C		X
Salvage yard					C*							X
Septage Storage up to 50,000 gallons					C							X
Small appliance repair					C	C		P		C		
Temporary asphalt plant or highway construction yard and equipment placement					C	C	C	C	C	C		X
Temporary demolition landfill					C							
Truck (1-ton and heavier) and Heavy Equipment Sales and Repair						C***						
Truck Repair									C			
Truck stop									C*			X
Truck terminal & cartage facility									C	C	C	
Upholstering, furniture repair or restoration					C	C		P				
Veterinary clinic					C	C		C		C		X

Notes:

P = Permitted use

C = Conditional use

X = Standards apply, see specific use in Chapter 507 Specific Development Standards

Y = Standards apply; see Chapter 514 Highway Commercial District and Chapter 522 Planned Unit Development Standards

\* = Use only allowed for those sites where the use legally existed on the date of adoption of this Ordinance

\*\* = only with existing permitted commercial use

\*\*\*= only locations that have had an existing permitted commercial use

Warehousing & Distribution, permitted										P	P	P	X
Warehousing, conditional										C	C	C	X
<b>F. Public Service &amp; Utility Uses</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>	
Essential public services without towers and transmission lines	P	P	P	C	P	P	P	P	P	P	P		
Essential public service towers and transmission lines	C	C	C	C	C	C	C	C	C	C	C	X	
Government buildings	C	C	C		P	P	P	P	P	P	P		
Communications tower					C	C			C	C	C	X	
Solar Energy Production					C	C							
Wind energy generation facilities and towers, rated for over 40 KW					C	C			C	C		X	
Wind energy generation facilities and towers, rated for 40 KW or less	C	C	C		P	P	C	C	P	P		X	
Temporary Meteorological test towers and equipment.	P	P	P		P	P	P	P	P	P		X	
<b>G. Uses Accessory &amp; Temporary to Permitted Uses</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>	
Domestic pets up to 6 animals	P	P	P	P	P	P	P	P					
Home day care for up to 14 persons	P	P	P	P	P	P	P	P	C			X	
Home occupation, permitted	P	P	P	P	P	P	P	P				X	
Home occupation, conditional	C	C	C		C	C	C	C				X	
Outdoor storage					C			C		P	P/C	X	
Room & board facility, max. 2 persons					C	C	C	C				X	
Other temporary uses – yard sales, sale of one personal vehicle	P	P	P	P	P	P	P	P	P	P	P		
Grant in-aid parking area and/or trailhead	C	C	C	C	C	C	C	C	C	C	C		
<b>H Structures Accessory to Permitted Uses</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>	
Antennas, including satellite dishes	P	P	P	P	P	P	P	P	P	P	P	X	
Detached garages, storage sheds, outbuildings	P	P	P	P	P	P	P	P	P	P	P	X	
Farm drainage systems, flood control and watershed structures, erosion control structures	P	P	P	P	P	P	P	P	P	P	P		
Fuel storage, containerized or bulk for use on site and under 1000 gal.	P	P	P	P	P	P	P	P	P	P	P		
Outdoor recreation accessory to lodging (including water park, golf)								C	C				
Private airstrip					C		C						

Notes:

P = Permitted use

C = Conditional use

X = Standards apply, see specific use in Chapter 507 Specific Development Standards

Y = Standards apply; see Chapter 514 Highway Commercial District and Chapter 522 Planned Unit Development Standards

\* = Use only allowed for those sites where the use legally existed on the date of adoption of this Ordinance

\*\* = only with existing permitted commercial use

\*\*\* = only locations that have had an existing permitted commercial use

Private swimming pool, tennis court, recreational facilities accessory to a dwelling	P	P	P	P	P	P	P	P	P				
Signs meeting standards in Chapter 505.	P	P	P	P	P	P	P	P	P	P	P	P	

<b>H Structures Accessory to Permitted Uses cont.</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>
Seasonal roadside stands for sales of farm products primarily produced upon the premises					P	C						X
Solar equipment	P	P	P	P	P	P	P	P	P	P	P	
Temporary farm dwelling (mobile home)					C	C						X
Water-oriented accessory structure	P	P										X
Other structures typically incidental and clearly subordinate to permitted use	P	P	P	P	P	P	P	P	P	P	P	X
<b>I Mixed Uses</b>	<b>GDS</b>	<b>RDS</b>	<b>NES</b>	<b>WS</b>	<b>A</b>	<b>UR</b>	<b>RR</b>	<b>VMU</b>	<b>HC</b>	<b>LI</b>	<b>URI</b>	<b>Stds</b>
Mixed Use Planned Unit Development(PUD) Overlay									C			Y

Notes:

P = Permitted use

C = Conditional use

X = Standards apply, see specific use in Chapter 507 Specific Development Standards

Y = Standards apply; see Chapter 514 Highway Commercial District and Chapter 522 Planned Unit Development Standards

\* = Use only allowed for those sites where the use legally existed on the date of adoption of this Ordinance

\*\* = only with existing permitted commercial use

\*\*\*= only locations that have had an existing permitted commercial use