

SECTION 9 - URBAN EXPANSION DISTRICT

Subdivision 1. Purpose

The purpose of the Urban Expansion District is to provide locations on the fringes of incorporated cities for unsewered residential, commercial or industrial development. This development is intended to be located so as to facilitate possible future service by public sewer and/or water systems while, in the meantime, allowing a semi-rural development pattern with room for safe on-site sewage systems and private wells.

It is the intention of Sherburne County to involve the applicable City and Township to the greatest degree possible in establishing zoning regulations and reviewing site plans and land subdivisions in this District so that orderly, compact municipal expansion is not unduly hindered. The boundaries of the Urban Expansion Districts shall be determined by joint agreement of the affected City and Townships), otherwise, the County shall set them.

The County shall administer zoning regulations in the Urban Expansion District and orderly annexation areas unless the applicable City and Township agree upon a zoning map and regulations and have a joint powers agreement to handle zoning, land use decisions and building permits for the District. Those regulations and map may replace this District and may be administered by a joint City-Township commission without involving Sherburne County.

All uses not listed as Permitted Uses, Conditional Use Permits or Interim Use Permits shall not be allowed within the Urban Expansion Zoning District.

Subdivision 2. Permitted Uses

1. Agricultural Uses
2. Communication Towers up to 200' in height (see Section 16.5)
3. Daycare, Family
4. Docks, Temporary

5. Grading, Filling or Excavating Temporary
6. Private and/or Commercial Kennels (see Ordinance No 134)
7. Parks, Open Space, Wildlife Refuges (Public)
8. Single-Family Homes

Subdivision 3. Conditional Uses

Land in the Urban Expansion District may be used for any of the following purposes only with the issuance of a Conditional Use Permit. Some of these Conditional Uses may become Permitted Uses if joint City-Township zoning regulations are approved in a particular Urban Expansion District. Refer to Section 16 for a description of the requirements for each of these Conditional Uses.

1. Cemeteries
2. Churches
3. Commercial Development
4. Communication Towers up to 200' in height (see Section 16.5)
5. Daycare, Commercial
6. Golf Course
7. Historical Site
8. Industrial Development
9. Multiple-Family Housing
10. Nursery, Retail
11. PUD, Residential (must be located within R-PUD Overlay District A or B)
12. PUD, Shoreland
13. Permanent Government Structure
14. School, Public or Private
15. Seasonal Storage

General Requirements for Conditional Uses in the Urban Expansion District:

1. *City Plans:* Development shall be consistent with the applicable City plans for land use, road rights-of-way, and drainage; otherwise, development shall meet the requirements set forth in the Sherburne County Subdivision Ordinance.
2. *Site Plans:* Site plans for commercial or industrial development shall meet the criteria for type of development, site planning, and dimensional requirements jointly approved by the applicable City and Township, otherwise regulations from this Zoning Ordinance shall apply.

Subdivision 4. Interim Uses

Land in the Urban Expansion District may be used for any of the following purposes only with the issuance of an Interim Use Permit. Some of these Interim Uses may become Permitted Uses if joint City-Township zoning regulations are approved in a particular Urban Expansion District.

1. Automobile Mechanical and/or Body Repair Shop
2. Bed and Breakfast
3. Business Selling Vehicles, Boats, or Farm Implements
4. Home Business in an Accessory Building
5. Occasional Special Event
6. Planned Unit Development (Highway)
7. Seasonal or Temporary Businesses
8. Temporary Start-up Business
9. Temporary Use by Government Entities

General Requirements for Interim Uses in the Urban Expansion District:

1. *City Plans:* Development shall be consistent with the applicable City plans for land use, road rights-of-way, and drainage; otherwise, development shall meet the requirements set forth in the Sherburne County Subdivision Ordinance.
2. *Site Plans:* Site plans for commercial or industrial development shall meet the criteria for

type of development, site planning, and dimensional requirements jointly approved by the applicable City and Township, otherwise regulations from this Zoning Ordinance shall apply.

Subdivision 5. Accessory Uses

1. Docks and boat houses
2. Greenhouses related to private residential use
3. Other uses customarily incidental and subordinate to a Permitted Use, in the opinion of the Planning Commission
4. Private garages
5. Privately owned swimming pools and tennis courts for the use and convenience of the residents
6. Rectories, parsonages and parish houses
7. Signs, as regulated by Section 17, General Development Regulations
8. Solar (Accessory) Energy System, Ground-Mount
9. Solar (Accessory) Energy System, Rooftop
10. Tool houses, sheds and other similar buildings for the storage of domestic supplies

Subdivision 6. Dimensional Regulations (All dimensions are measured in feet)

The following dimensional regulations apply in the Urban Expansion District unless superseded by dimensions jointly approved by a City and a neighboring Township.

1. Minimum Lot Sizes:

Single-Family Housing:	Unplatted Parcels: 20 acres, unplatted
Residential Development	Platted Lots: City residential lot size, or 20,000 square feet in clustered plats
Commercial Development:	0.5 acre
Industrial Development:	2 acres

2. Minimum Lot Dimensions:

	Width	Depth
Single-Family Housing		
Unplatted:	200	300
Corner lots:	100	130
Commercial Development:	150	150
Industrial Development:	150	200

3. Minimum Setbacks, Principal or Accessory Structures:

Unplatted parcels:

Front, Unplatted (from centerline):

Township Road:	100
County Road:	100
County State-Aid Highway:	130
Highways 24 or 25:	150
Highways 10 or 169:	150 of centerline of closest traveled lane or 80 from centerline of service road

Side for unplatted parcels 10

Rear for unplatted parcels 25

County ditch (from top of ditch bank) 50

Platted Lots:

Front, Platted lots (from ROW):

Township Road:	67
County Road:	50
County State-Aid Highway:	70
Highways 24 or 25:	80
Highways 10 or 169:	100

Interior Side:

Residential:	10
Commercial, industrial:	20

Rear:

Residential:	25
Commercial, industrial:	40

Commercial or industrial driveways
or parking areas:

Front:	20
Side or Rear:	10

Side or rear, Non-Farm Housing
abutting agricultural land 50

County ditch (from top of ditch bank) 50

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

4. Maximum Building Heights:

Dwellings:	2-1/2 stories or 35 feet, whichever is less
Other non-farm:	35 feet
Agricultural buildings:	No restriction

5. Maximum Building Depth Below Grade:

Set lowest floor at Lowest Floor Elevation (LFE) or minimum one (1) foot above mottling, whichever is higher. If no LFE is established, set lowest floor minimum one (1) foot above mottling.

Subdivision 7. Other Requirements

Any commercial or industrial property that abuts any parcel either zoned or used for housing shall erect and maintain a landscaped buffer consistent with the requirements stated in Section 17, General Development Regulations.

No truck dock or truck parking area shall abut any parcel either zoned or used for housing.

Subdivision 8. General Regulations

Additional regulations for signs, septic systems, accessory buildings, fences, mobile homes, and site plan reviews are presented in Section 17, General Regulations.