

## Chapter 7

### Rural Residential District (R-1)

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**7.01 Purpose.** The purpose of this District is to provide areas for rural low-density housing in agricultural areas on land that is not capable of supporting long-term agricultural activities or to allow the continuation and limited expansion of existing residential development in the small unincorporated urban communities of the County.

The intent of this District is to retain the rural character of the County, and the District is not meant to be applied to productive farmland or forest land areas nor is it meant to increase public expenditures for public services. Any land zoned as the R-1 Rural Residential District shall currently have access to public roads, infrastructure and other such services as are necessary to support residential lots.

**7.02 Permitted Uses.** The following are Permitted Uses in the R-1 District.

- (1) Single-family dwellings and two-family dwellings when in accordance with the provisions of this ordinance.
- (2) Child daycare facilities that conform with MN State Statue and Rules.
- (3) Recreational residences, hunting cabins, camping cabins, or similar uses.
- (4) Micro-WECS when not located in a shoreland, floodplain, or bluffland zone.
- (5) Amateur radio towers or television towers/antennas for private use.
- (6) Accessory Solar Energy Systems.
- (7) Advertising devices equal to or less than 16 sq. ft. in area.

**7.03 Conditional/Interim Uses.** The following uses may be allowed with a Conditional/Interim Use Permit.

- (1) Multi family residences when in accordance with the provisions of this ordinance.
- (2) Lodging establishments or recreational resorts/campgrounds.
- (3) Parks or recreational areas operated by a government agency.
- (4) Golf courses, tennis courts, basketball courts, or swimming pools open to the public.
- (5) Community buildings, churches, cemeteries, or memorial gardens.

- (6) Government buildings or structures.
- (7) Public or private schools.
- (8) Dining establishments, restaurants, taverns, wineries, micro-breweries, or event centers.
- (9) Commercial radio towers, television towers, or cellular towers.
- (10) Manufactured home parks.
- (11) Marine/fishing service, supplies, and sales.
- (12) Mini-warehouses or storage facilities.
- (13) Small engine service, supplies, and sales.
- (14) Off-site roadside produce stands.
- (15) Advertising devices greater than 16 sq. ft. in area.
- (16) Small-scale retail businesses.
- (17) Home occupations.
- (18) Convenience centers/gas stations.
- (19) Indoor recreational facilities.

**7.04 Dwelling Density.** Dwelling density for the R-1 district shall adhere to the following provisions.

- (1) Unless otherwise noted, one (1) dwelling unit or cabin for each newly created parcel that conforms to the requirements of this ordinance or any substandard lot of record where the lot has been in separate ownership from abutting lands at all time since it became substandard.

**7.05 Lot size and land divisions.** All land divisions shall adhere to the following requirements.

- (1) Any newly created parcel or residual parcel that would allow for the construction of a dwelling shall have a minimum width of 100 feet; contain a minimum of two (2) dry, buildable acres unless located entirely in a shoreland area which the shoreland standards shall prevail; and also allow for an onsite septic disposal system as per Minnesota Rules 7080.
- (2) Prior to recording any deed to create a parcel less than 40 acres that cannot be described along aliquot lines of a quarter-quarter section, a survey for the land division shall be filed with the Wabasha County Surveyor.

- (3) A newly created parcel and residual parcel involved in a land division shall have a minimum of thirty-three (33) feet of frontage on a public road or shall have proof of an easement at least thirty-three (33) feet in width to a public road.

**7.06** **Setbacks.** All structures in the R-1 district shall adhere to the following provisions.

- (1) Setbacks from public roads shall adhere to the provisions established in the **ORDINANCE REGULATING THE SETBACK DISTANCE TO STRUCTURES FROM THE RIGHT-OF-WAY OF HIGHWAYS.**
- (2) Dwellings shall be located at least 15 feet from a property line. Accessory structures shall be located at least ten (10) feet from a property line. Setback to a property line of a contiguously owned parcel will be required if the parcels can legally be sold separate.
- (3) Any structure where there is an accumulation of manure that is the result of raising livestock, the result of raising fur bearing animals, or the result of any kennel shall be located at least two hundred (200) feet to any dwelling located on adjacent property.