

Pine County Zoning Ordinance. Allowed Uses. Draft 2.  
10/10/2018

Use	Definition	Agriculture (AG1/ AG2/AG4)	Rural Residential (RR5/ RR10/RR20)	Rural Townsite (RT0.5/RT1/ RT2.5)	Commercial	Industrial
<b>Single Residential</b>	A detached residence designed for or occupied by one family only.	P	P	P	N	N
<b>Duplex/ Triplex Residential</b>	Single residence providing 2-3 separate living units	CUP/IUP	P	P	N	N
<b>Second Residence</b>	A second dwelling on a single lot exceeding 800 square feet in size. Typically intended for long term residence, particularly for farms operated by multiple households.	CUP	N	N	N	N
<b>Guest Cottage</b>	"Guest Cottage" means a structure not exceeding 800 square feet used as a short-term dwelling or rental unit that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling unit on a lot.	P	P	P	N	N
<b>Temporary Family Health Care Dwelling</b>	A temporary mobile residential dwelling providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person that meets the requirements of this ordinance	P	P	P	N	N
<b>Manufactured or Mobile Home Park</b>	Any site, lot, field or tract of land upon which two or more occupied manufactured homes are located, either free of charge or for compensation, and includes any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of the manufactured home park.	N	N	CUP	N	N
<b>Cropland and pasture</b>		P	P	N	N	N
<b>Agricultural: Feedlots</b>	A lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising, or holding of animals meeting the animal unit thresholds for feedlot registration in MN 7020. Areas specifically designed as a confinement areas in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. Open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered to be animal feedlots. Pastures shall not be considered animal feedlots.	CUP/IUP	N	N	N	N
<b>Value Added Agriculture</b>	Manufacturing or <u>storage</u> processes that increase the value of agricultural commodities or processes that transform raw agricultural product into something new through packaging, processing, cooling, drying, extracting, and other processes that change the agricultural product from its original form.	P	CUP/IUP	N	CUP/IUP	P

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<b>Rural Tourism</b>	Shall include things such as farm or other historical heritage attractions, tractor/threshing shows, single family residential rental properties for retreats, retreat centers, crafting, weddings, receptions, bed & breakfasts, wineries, craft breweries and distilleries, special events or music festivals, rodeos, corn mazes, holiday celebrations and harvest festivals, country-craft/antique shops, unique local venues providing for the sale and serving of locally produced raw and/or value-added agricultural products, goods and services, and other reasonably related merchandise and other uses determined by the Zoning Department to be similar in nature and scope. Includes restaurants or food sales associated with these uses.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	N
<b>Forest Management</b>		P	P	P	P	P
<b>Saddle Club Facility or Commercial Stable</b>	<u>Saddle Club Facility</u> : A permanent site used by a not for profit organization comprised of members and volunteers for the enjoyment and teaching of equestrian skills and activities. Facilities on the property may include a clubhouse, arena and stables and other structures used for boarding and care of horses and club activities. The saddle club may conduct horse shows and equestrian events for the display of riding abilities. Excluding rodeos.	CUP/IUP	CUP/IUP	N	CUP/IUP	N
<b>Cemetery</b>		P	P	P	CUP	N
<b>Junk/Salvage Yard</b>	Any premises where three or more used motor vehicles not containing current license plates are stored within view from a public road; or any premises where three or more inoperable motor vehicles are stored for other than immediate repair; and/or any premises on which are conducted the commercial salvaging and scavenging of any goods, articles, or merchandise and where such operations are not conducted entirely within enclosed buildings. For the purposes of this Section, a motor vehicle with a license plate which has been expired for less than six months shall be construed as having a current plate.	CUP/IUP	CUP/IUP	N	CUP/IUP	CUP/IUP
<b>Place of Worship</b>	A building or space that is principally used as a place where people regularly assemble for worship.	CUP/IUP	P	P	CUP/IUP	N
<b>Group Home</b>	Single unit residential dwellings providing residential services for individuals that are handicapped, aged, disabled, or undergoing rehabilitation. This includes uses such as homes for the physically handicapped, mentally retarded, chemically dependent, foster children, maternity shelters and half-way houses.	P	P	CUP/IUP	P	N

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<b>Government Building</b>	Operation of a property by a public entity for public purposes not included in another listed use.	P	P	P	P	P
<b>School</b>		CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP
<b>Funeral Home</b>		N	N	N	CUP/IUP	N
<b>Assisted Living</b>	An establishment providing sleeping accommodations serving greater than 6 residents but no more 12 adult residents, at least 80 percent of which are 55 years of age or older, and offering or providing, for a fee one or more regularly scheduled health related services, whether offered or provided directly by the establishment or by another entity arranged for by the establishment; or an establishment that registers under section 144D.025.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP
<b>Daycare Facility</b>	A licensed day care facility serving 10 or fewer persons, or a group family licensed day care facility serving 14 or fewer children.	P	P	CUP/IUP	CUP/IUP	N
<b>Golf Course</b>		CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	N
<b>Resort</b>	A commercial development under unified ownership that provides facilities for relaxation and recreation typically consisting of lodges or rooms for rent, restaurants and facilities for entertainment and recreation, and associated limited retail facilities providing services for guests.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	N
<b>Public Park</b>	A park, reservation, open space, playground, beach or recreation and/or community center owned, leased, or used wholly or in part by the County or a city, township, state, school district, or federal government for recreational purposes.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	N
<b>Shooting Range</b>	An outdoor area designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, archery, or any other shooting activity, but does not include police or military firing ranges operated by any level of government.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP
<b>Campground</b>	An area, whether public or privately owned, used on a daily, nightly, weekly, or longer basis for the accommodation of five (5) or more tents or recreational camping vehicles.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP
<b>Commercial Outdoor Recreation</b>	The use of the land or building for which fees are charged for a recreational activity, or use of the land to gain access to a recreational activity or resource, public or private.	CUP/IUP	CUP/IUP	N	N	

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<b>Race Track</b>	An area devoted to the racing of motor and non-motorized vehicles or animals for non personal use, and all improvements normally associated with racing such as off-street parking, patron seating, concessions, and a fixed race track, but excluding gambling facilities or activities.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	N
<b>Communication Tower</b>	Includes towers and antennae, which meet the requirements of this ordinance, provided that towers and antennae do not exceed one hundred ninety-nine (199) feet. Personal communication towers not exceeding 30' in height must meet structure setbacks but are allowed without permit.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP
<b>Extractive Use</b>	All forms of, but not limited to, gravel, sand, topsoil, quarry rock, mineral, peat, humus, sub-surface insitu-leach extraction, petroleum and any other similar uses in which material is removed from the ground.	CUP/IUP	CUP/IUP	N	IUP	IUP
<b>Commercial Solar Energy System</b>	A Solar Energy System that is capable of generating less than 50 MW of power and is designed to supply energy for off-site users or export to the wholesale market on the distribution grid.	IUP	IUP	IUP	IUP	IUP
<b>Commercial Wind Energy System</b>	A Wind Energy Conversion System or combination of Wind Energy Conversion Systems that are designated to have a capacity in excess of the amount needed for residential and agricultural uses and that has a combined nameplate capacity of 125 kilowatts (kW) or more.	IUP	IUP	IUP	IUP	IUP
<b>Solid Waste Disposal Site</b>	Means a Solid Waste Land Disposal Facility, a Construction and Demolition Debris Land Disposal Facility, an Industrial Solid Waste Land Disposal Facility, a Compost Facility, a Transfer Station, a Solid Waste Processing Facility, a Waste Tire Facility, a Waste Tire Collection Site, a Waste Tire Facility, a Waste Tire Processing Facility, or a Recycling Facility.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP

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<b>Essential Services</b>	Essential Services or Essential Service Systems shall be above ground or underground electrical, gas, communication, steam, liquid or sewer systems for collection, distributing or transmission purposes, used by governmental departments, or commissions or by public utilities (including cooperatives) each having the power of eminent domain, as are required for protection of the public health, safety, or general welfare. Such systems shall include, but not be limited to, towers, poles, pole mounted appurtenances, wires, cables, conduits, pipes, sewers, drains manholes, fire alarm boxes, police call boxes, public telephone booths and accessories thereto. Electrical substations, communication repeater stations, pipe line pumping or metering stations, sewer lift stations, water wells and accessories thereto, including buildings that are an integral and protective part thereof, shall be considered as structures which are parts of such Essential Service Systems.	P	P	P	P	P
<b>Home-based businesses</b>	A use of a residential property for commercial use by the inhabitants thereof which may be conducted inside as well as outside the primary residence, and which shows no activity other than activity normally present in a residential dwelling unit.	P	P	P	N	N
<b>Kenel, Commercial</b>	Any place where three or more dogs or three or more cats, over the age of four months of age are kept, bred, boarded or trained for compensation.	CUP/IUP	CUP/IUP	N	P	N
<b>Kenel, Residential</b>	Any place where three or more dogs or three or more cats, over the age of four months of age are kept for and by the resident.	P	P	CUP/IUP	N	N
<b>Airports and Heliports</b>	Any land or structure which is used or intended for use, for the landing and take-off of aircraft, and any appurtenant land or structure used for or intended for use for port buildings or other port structures of rights-of-ways. Includes private airstrips.	CUP/IUP	CUP/IUP	N	CUP/IUP	CUP/IUP
<b>Bar/ Restaurant</b>		CUP/IUP	CUP/IUP	CUP/IUP	P	CUP/IUP
<b>Contractors' Yard/ Construction Yard</b>	A site used for the storage of vehicles, equipment, and materials by a person whose business is contracting work in any of the building trades, landscaping, road building, sewer installation, transport/hauling or a similar trade.	CUP/IUP	CUP/IUP	CUP/IUP	CUP/IUP	P
<b>Hotel/Motel</b>	A building or group of buildings used primarily for the temporary residence of motorists or travelers.	N	N	CUP/IUP	CUP/IUP	N
<b>Automobile Repair</b>	General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; overall painting or paint job; vehicle steam cleaning; upholstery.	CUP/IUP	CUP/IUP	CUP/IUP	P	CUP/IUP

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<b>Automobile Service Station</b>	A place where motor vehicle fuels, motor oil, and lubricants for operation of automobiles, are offered directly for retail sale to the public on premises; and including minor accessories and services for automobiles, but not including automobile major repairs and rebuilding.	CUP/IUP	CUP/IUP	CUP/IUP	P	CUP/IUP
<b>Shopping or Retail Center</b>	A building where two or more commercial uses are grouped together according to a general development plan,	N	N	CUP/IUP	P	CUP/IUP
<b>Mini Storage Facility</b>	A building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or similar supplies.	CUP/IUP	CUP/IUP	CUP/IUP	P	N
<b>NOTES:</b>	Daycare Centers, Multifamily Dwellings, Nursing Homes have been deliberately excluded as they are more appropriate to direct to incorporated areas with public infrastructure. Adult use has been deliberately left out as it is regulated in all unincorporated areas of the County by the Pine County Adult Use Ordinance.					