

Chapter 7. Residential Zoning District R-2.

- 7.1 Purpose. The Residential Zoning District is intended to permit residential Development in an orderly manner, to encourage or require the platting of vacant land proposed for Development and to assure a pleasant and suitable residential environment.
- 7.2 Lot Area Regulations. Every Lot or Parcel upon which a Single Family Dwelling is constructed shall have a minimum Lot Area of five (5) acres.
- 7.3 Lot Width Regulations. Every Lot or Parcel of land upon which a Single Family Dwelling is constructed shall have a minimum Lot Width of not less than three hundred (300) feet on an existing Public Road.
- 7.4 Permitted Uses.
- a) Agricultural Land Uses, including Farm Buildings and one (1) Farm Dwelling per Lot.
 - b) Farm production including:
 - 1) Farming, general and dairy, providing Animal Unit Density is not greater than one (1) unit per Usable Acre;
 - 2) Raising Livestock, Livestock products and other domesticated animals kept for use on the Farm or raised for sale or profit;
 - 3) Domestically raised fowl;
 - 4) Field and specialty crops;
 - 5) Fruit growing;
 - 6) Landscape Nursery stock and tree farms;
 - 7) Garden vegetables; and
 - 8) Bee keeping.
 - c) Forestry and Landscape Nurseries.
 - d) Essential Services and necessary appurtenant Structures.
 - e) Historic sites and areas.
 - f) Churches and cemeteries.

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- g) Horticulture Uses and Structures designed for storage of products and machinery pertaining and necessary thereto.
- h) Recreational Land Uses pursuant to Chapter 4 of these Ordinances.

7.5 Single Family Dwellings. Single Family Dwellings are permitted in the R-2 Zoning District, subject to the following regulations:

- a) No more than one (1) Single Family Dwelling per five (5) acres upon any Lot. Any existing Single Family Dwelling upon a Lot of Record shall satisfy this allowance and preclude the placement of a second Dwelling Unit of any nature upon such a Lot;
- b) Each Lot upon which a Single Family Dwelling is erected shall have a minimum Buildable Area;
- c) No Dwelling may be located upon soil which shall create erosion problems.
- d) Each Lot shall be of sufficient size and shall contain soils to support an on-site sewer system in accordance with the regulations of the Kanabec County Sewer Ordinance.
- e) Subdivision of any Lot of Record shall comply with the requirements of Section X of this Ordinance.
- f) Each Single Family Dwelling shall have a minimum of eight-hundred-forty (840) square feet of Livable Space in the Principal Structure; Basements, walk-outs, Carports, Overhangs, Garages and such Structures shall not qualify in meeting these requirements.
- g) Each Single Family Dwelling, including the entire perimeter thereof, shall be constructed or erected upon a permanent foundation no less than eight-hundred forty (840) square foot; and
- h) There shall not exist or be constructed on any Lot more than one (1) Single Family Dwelling.

7.6 Permitted Accessory Uses.

- a) The following Accessory Uses are permitted in the R-2 Zoning District:
 - 1) Private Garages, Parking Spaces and Carports;
 - 2) Decorative Landscaping features;

- 3) Signs; and
- 4) Private swimming pools and tennis courts.
- b) No Accessory Building or Use shall be constructed or developed on a Residential Lot prior to the time of obtaining a Land Use Permit for the Principal Building to which it is accessory.
- c) An Accessory Building shall be construed as an integral part of the Principal Building if it is located less than six (6) feet from the Principal Building.
- d) No Accessory Building in a Residential District shall be located nearer the Front Lot Line than the Principal Building on that Lot and/or Parcel.

7.7 Conditional Uses. The following uses may be allowed in the R-2 Zoning District, subject to the provisions for issuing a Conditional Use Permit:

- a) Feedlot
- b) Roadside stands for the sale of crafts or Horticulture products, provided off-street parking is available;
- c) Home Occupations;
- d) Landscape Nurseries and Greenhouses with Retail Sales of home grown products; and
- e) Commercial and/or Recreational Kennels.

7.8 Non-Permitted Uses. The following uses will not be allowed in the R-2 Zoning District:

- a) Hazardous Waste facilities
- b) Chemical storage facilities; and/or
- c) Junkyards.

7.9 Setbacks.

- a) Front Yard. Not less than one hundred ten (110) feet from the center line of any road, Street, or highway.

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- b) Side Yard. If the land has not been surveyed by a Licensed Land Surveyor, the Side Yard must be no less than fifty (50) feet from the non-surveyed Lot Line. If the land has been surveyed by a Licensed Land Surveyor, the Side Yard must be at least thirty (30) feet from the surveyed Lot Line.

- c) Rear Yard. If the land has not been surveyed by a Licensed Land Surveyor, the Rear Yard must be no less than fifty (50) feet from the non-surveyed Rear Lot Line. If the land has been surveyed by a Licensed Land Surveyor, the Rear Yard must be a least thirty (30) feet from the surveyed Rear Lot Line.

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