

Agricultural District Comparisons:

Similarities and differences between A-1, A-2, and A-3

A1	A2	A3
Permitted Uses		
Single family dwellings.	Same	Same
A second farm dwelling.	Same	Same
Any agriculture operation including tree farms.	Same	Same
Direct marketing of produce in a Farm Market/On-Farm Market/Roadside Stand in a retail structure not to exceed 2400 square feet in area.	Same	Same
Plant nurseries and sales.	Same	Same
Wind Energy Conversion Systems in accordance with Article 18 of this ordinance.	Same	Same
Farm Wineries in buildings up to 10,000 square feet subject to approval of a zoning permit by the Zoning Administrator (see Article 11, Section 28).	Same	Same
Home occupations as regulated in Article 11 of this Ordinance.	Same	Not Listed
Any mining, quarrying, excavating, or filling of land subject to the standards in Article 14 of this Ordinance.	Same	Not Listed
Feedlots as regulated in Article 13.	Same	Not Listed
Not Listed	Not Listed	Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.
Lot Size		
2 acres	2 acres	35 Acres
Not Listed	Not Listed	Lot area shall meet the requirements in Article 23, Section 5, Subd. 1.B if served by a municipal sewage treatment system.
Density		
4 per section	12 per section; 1 per 1/4, 1/4	must meet 35 acre lot size to allow dwelling
Setbacks		
100' lot width at public road right of way	Same	Same
60' right of way setback	Same	Same
30' side and rear	Same	Same
30' bluff impact zone	Same	Same
General Regulations		
Each permanent dwelling sited on separately surveyed/described parcel	Same	Same
All building, grading and development activities shall be reviewed with the goal of minimizing loss or disruption of "Prime Agricultural Soils" as identified in the Goodhue County Soil Survey (United States Department of Agriculture Web Soil Survey).	Same	Same

A1	A2	A3
General Regulations Continued		
No parcel or portion of any parcel created after the adoption of this ordinance shall be less than 100' in width	Not listed	Not Listed
Any building in which the keeping of livestock, fur bearing animals, or dogs (when such keeping results in the accumulation of animal wastes) is carried on shall maintain a separation of two hundred (200) feet from any dwelling on adjacent property.	Not Listed	Not Listed
Not Listed	Distances from feedlots, dwellings, churches, parks, and schools are listed in Article 13 of this Ordinance.	Not Listed
Not Listed	Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Article 11, Section 21.	Not Listed
Not Listed	Not Listed	No new animal feedlots shall be established and expanding feedlots shall not exceed one hundred (100) animal units.
Not Listed	Not Listed	Joint Powers Review: All proposed developments within this district shall be submitted to the incorporated community and appropriate township for review and comment. The proposal shall be submitted to the affected public entity at least twenty (20) days prior to the scheduled appearance before the Planning Commission. All review and comments by the affected entity to the Goodhue County Planning Commission shall be in writing.
Conditional/Interim Uses		
A mobile home as a temporary second dwelling when there is a need to provide health care services to residents of one of the dwellings.	Same	Same
Any commercial radio and television towers and transmitters.	Same	Same
Any public, private or nursery school.	Same	Same
Any public stable.	Same	Same
Any raising of fur bearing animals or commercial kennel.	Same	Same
Any boarding and rooming houses or bed & breakfast inn as an accessory use.	Same	Same
Any park or recreational area operated by a governmental agency.	Same	Same
Educational Farm Retreat.	Same	Same
Campground & RV site.	Same	Same
Wind Energy Conversion systems in accordance with Article 18 of this ordinance.	Same	Same
Non-Agricultural uses/activities associated with an agri-tourism (as defined in Article 10)	Same	Same
Direct marketing of produce in a Farm Market/On-Farm Market/Roadside Stand in a structure that exceeds 2400 square feet in area.	Same	Same

A1	A2	A3
Conditional/Interim Uses cont.		
Any community building, church, cemetery or memorial garden.	Same	<i>Any community building, or public or private school</i>
Commercial and industrial uses primarily intended to serve the agricultural community.	Same	Commercial uses primarily intended to serve the agricultural community.
Any commercial outdoor recreation facilities including, but not limited to, golf courses, driving ranges, tennis courts, skiing, swimming pools, and park facilities.	Same	Any commercial outdoor recreation facilities, including but not limited to, golf courses, driving ranges, tennis courts, swimming pools, and park facilities provided that any accessory building for these facilities in excess of five hundred (500) square feet shall be located not less than one hundred (100) feet from any lot line and not less than two hundred (200) feet from the nearest dwelling.
Farm Wineries in buildings exceeding 10,000 square feet (see Article 11, Section 28).	Farm Wineries including Tasting Rooms in buildings exceeding 10,000 square feet <u>subject to approval of a zoning permit by the Zoning Administrator</u> (see Article 11, Section 28)	Farm Wineries including Tasting Rooms in buildings exceeding 10,000 square feet (see Article 11, Section 28).
Any aircraft landing field and associated facilities.	Same	Not Listed
Any veterinary clinic.	Same	Not Listed
Junk/salvage reclamation yards.	Same	Not Listed
Any migratory labor camp.	Same	Not Listed
Hunting club or shooting preserve.	Same	Not Listed
Temporary or seasonal off-site roadside produce stands. No more than two (2) signs totaling fifty (50) square feet of sign area advertising the stand, shall be permitted. In addition, the structure shall be limited in size to two thousand (2,000) square feet.	Same	Not Listed
Any sanitary landfills and sewage disposal works including any non-agricultural lagoon provided that the operation is in accordance with Minnesota Pollution Control Agency regulations.	Not Listed	Not Listed
Not Listed	Retreat Centers.	Same
Not Listed	Not Listed	Any commercial outdoor recreation storage structure, the location and size of which shall be determined by the Planning Advisory Commission
Not Listed	Not Listed	Hospitals and sanitariums, philanthropic or eleemosynary institutions except correctional institutions and animal hospitals
Not Listed	Not Listed	Cemeteries and funeral homes
Not Listed	Not Listed	Any home occupation as regulated in Article 11 of this Ordinance.
Not Listed	Not Listed	Any mining, excavating or filling of land subject to any of the above conditional uses when located on the same property.
Not Listed	Not Listed	Accessory structures and uses customarily incidental to any of the above conditional uses and when located on the same property
Not Listed	Not Listed	Park Manager's residence limited to one single family unit per any licensed campground or RV site regulated, consisting of thirty (30) or more campsites.