

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.267.4875



Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.267.4875

TO: Planning Advisory Commission
FROM: Land Use Management
DATE: April 7, 2023
RE: Ordinance Amendments Discussion

Background:

The Ordinance Subcommittee and staff have met twice to discuss amendments to the Zoning Ordinance for some definitions and replacing “Non-Agricultural Uses Associated with Agricultural Tourism” with “Rural Tourism”.

Definitions:

- Remove definition for Agricultural Land – outdated
- Amend definition for Agricultural Operation to add *property primarily used for...* An Agricultural Operation would be a property where the agricultural products are being raised or produced, not a facility primarily processing agricultural products i.e. hay storage and shipping or a slaughterhouse.
- Remove Agricultural Product, Value Added and Agricultural Related Products and add these items to the definition for Agricultural Product.
- Amend definition for Agricultural Tourism to reflect the change in definition for Farm and Agricultural Operation and the addition of Rural Tourism.
- Amend definition for Farm to modernize.
- Remove Non-Agricultural Uses/Activities Associated with an Agri-Tourism Use. This will be replaced by Rural Tourism.
- Add definition for Rural Tourism where tourism operations/activities no longer need to be tied to an active Agricultural Operation or Farm.

Performance Standards:

- Section 13. Bed and Breakfast Inns – remove language that is required for all Rural Tourism operations.
- Remove Section 14. Educational Farm Retreat. There are no properties with an operating EFR and the concept is like an AirBnB or rental property which Goodhue County Zoning does not regulate or enforce.
- Section 25. Retreat Centers – remove language that is required for all Rural Tourism operations.

- Section 30. Replace Non-Agricultural Uses Associated with Agricultural Tourism with Rural Tourism. Requirements for an application and most performance standards remain the same. B&Bs and Retreat Centers are called out specifically because they both have separate performance standards apart from the Rural Tourism standards they must also comply with. Amended some standards so they are only applicable to operations with 50+ guests because Retreat Centers may have a maximum of 50 guests and B&Bs may have a maximum of 15 guests. This will separate these less intense uses from the larger intensity uses such as wedding and event centers.

Table of Uses:

- Remove Educational Farm Retreats
- Replace Non-Agricultural Uses Associated with Agricultural Tourism with *Rural Tourism*

Discussion:

The PAC should discuss these proposed amendments.

Staff would like a consensus on which zones Rural Tourism is allowed. Staff has proposed allowing Rural Tourism as a Conditional/Interim Use in the A-1, A-2, and A-3 Districts (no change from Non-Agricultural Uses Associated with Agricultural Tourism).

- B&Bs are a Conditional/Interim Use in the R-1 District where Rural Tourism is not a permissible use.
- Retreat Centers are not permitted in the A-1 Zone where Rural Tourism is a Conditional Use.
- Should Rural Tourism and/or Retreat Centers be added as a Conditional Use in the B, Business District?