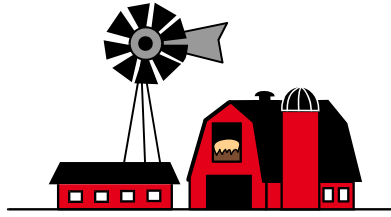


# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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-- TCPA --

**Date:** 6/4/2024

**To:** Oronoco Town Board

**RE:** Oronoco Township Zoning Text Amendment, Articles 8 & 10

**Meeting:** Monday, June 10, 2024, after 5:30 pm - Oronoco Town Hall, 115 2<sup>nd</sup> St NW, Oronoco, MN 55960.

**Request:** The Oronoco Township Planning Commission initiated a Text Amendment to Articles 8 & 10 of their zoning ordinance to further define allowed uses in Agricultural/Resource Commercial Districts.

**Enclosures:**

1. Current Language of Sections 8.09.1, 8.09.2.
2. Proposed Language of Sections 8.09.1, 8.09.2.
3. Proposed Language of New Section 10.55.
4. Resolution: \_\_\_\_\_ to adopt proposed text amendments.

**Background:**

The current version of Oronoco Township's Zoning Ordinance, updated May 19, 2022, lacks definition regarding uses allowed by a conditional use permit in section 8.09.2. This lack of definition has led to undesirable uses that do not meet the intent of the ordinance. This version also erroneously omitted "Criteria for Consideration in approval of Conditional Uses:" for both Zoning Districts 8.09.1.D & 8.09.2.D.

**Amendment Findings: (staff recommended findings in *italic*)**

1. The proposal is consistent with the policies of the Olmsted County General Land Use Plan.

*The proposed changes to the Ordinance are consistent with the goals and policies of the Olmsted County General Land Use Plan. The purpose of the text amendment is to restrict undesirable uses in the mentioned zoning districts.*

2. The amendment is in the public interest.

*Amending the ordinance provides the township an opportunity to protect their constituents by restricting uses that may negatively impact the use and enjoyment of neighboring properties.*

3. The proposed development is timely based on surrounding land uses, proximity to development, and the availability and adequacy of infrastructure.

*This finding does not pertain to the specific text amendment.*

4. Proximity to development, and the availability and adequacy of infrastructure.

*This finding does not pertain to the specific text amendment.*

5. The proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and the neighborhood.

*This finding does not pertain to the specific text amendment.*

6. The proposal does not result in a spot zoning.

*This finding does not pertain to the specific text amendment.*

7. The proposal is consistent with a General Development Plan for the area, if one exists.

*This finding does not pertain to the specific text amendment.*

Conclusion:

Your planning commission held a public hearing on May 20, 2024, to consider these changes and has recommended approval as presented. Based on staff review and analysis as listed above, staff also recommends approval.

3. When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.
- F. Lot Width Regulations:
1. Each lot shall have a minimum width of two hundred (200) feet at the front building line.
  2. A lot serviced by a public or other centralized sewage collection and treatment system shall be a minimum lot width of sixty (60) feet at the front building line.
- G. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland and River Corridor districts, there shall be not more than thirty (30%) percent allowable lot coverage.
- H. Off-Street Parking Regulations: (See Section 10.04.)
- D. Wind Energy Conversion System Standards:
- A. The height of the WECS including the blades shall be limited to 200 feet.
  - B. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.
  - C. No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.
  - D. The wind turbine shall meet the standards set forth in Section 10.50(E).

Section 8.09.1 [AGRICULTURAL/RESOURCE COMMERCIAL DISTRICT – Aggregate Extraction and Reuse](#)

The purpose of this district is to provide a suitable location for agricultural and resource uses within the Resource Protection Area of the Olmsted County Land Use Plan and in undeveloped areas in urban service areas and suburban subdivision areas with significant geologic resources. The application of this district will be considered in areas with significant geologic resources where access or traffic generated by the site will not adversely impact the safety or operation of a federal or state highway or intersections on the County State Aid System; areas that uses located within this district should support agricultural and resource uses, prevent destruction or disruption of significant

habitats, and avoid conflicts with agricultural and residential uses. These uses should not require additional public investment in infrastructure as a result of establishment of the use, except where provided at the applicant’s expense. This district should be applied where the potential for commercial and industrial uses following restoration of an aggregate-related use is limited by access, location, impacts on residences or other sensitive uses, impacts on natural habitats, or other considerations.

A. General standards:

1. Unless specified below, the minimum lot size for uses in this district is 5 acres.
2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.
3. Front yard and side street side yard setbacks shall be a minimum of 45’ from the road right of way line, or, if it results in a deeper setback, 45’ from a line measured from and parallel to the road centerline as shown in the following table:

<u>Roadway Design Classification</u>	<u>Expressway</u>		<u>Super 2</u>	<u>Other Arterials and Collectors</u>		<u>Other County and State Roads</u>	<u>Other Roads</u>
	<u>≤ 10,000</u>	<u>≥ 10,000</u>		<u>≤ 10,000</u>	<u>≥ 10,000</u>	<u>All</u>	<u>All</u>
<u>Volume (ADT)</u>	<u>≤ 10,000</u>	<u>≥ 10,000</u>	<u>All</u>	<u>≤ 10,000</u>	<u>≥ 10,000</u>	<u>All</u>	<u>All</u>
<u>Setback from ROW</u>	<u>45’</u>	<u>45’</u>	<u>45’</u>	<u>45’</u>	<u>45’</u>	<u>45’</u>	<u>45’</u>
<u>Setback from Centerline</u>	<u>95’</u>	<u>105’</u>	<u>100’</u>	<u>95’</u>	<u>100’</u>	<u>95’</u>	<u>78’</u>

4. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 50 feet.
5. No building shall exceed thirty-five (35) feet in height; provided, however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side and rear yard setback regulations.
6. Each lot shall have a minimum width of two hundred (200) feet at the front building line.

7. Height Regulations for WECS: There shall be no height regulation placed on a WECS. The WECS located in this district shall comply with the setback requirements of Section 10.50.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses:

USE	MINIMUM LOT SIZE	OTHER STANDARDS
1.Tree and brush disposal facilities		No closer than ¼ mile from an existing residence or residentially zoned property
2.Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications	none	
3. Asphalt concrete or concrete plants producing road-surfacing material	none	located on the same property as a gravel pit or other source of aggregate providing at least 50% of the aggregate used in processing No closer than ¼ mile from an existing residence or residentially zoned property; equipped with best available odor and emission control equipment
4.Extraction of sand and gravel, quarrying	5	Hours of operation, especially hauling and blasting, may be restricted based on impact on neighbors
5.Archery and gun clubs and shooting ranges as a post-restoration reuse of sand and gravel pits or quarries	Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
6.Golf courses as a post-restoration reuse of sand and gravel pits or quarries	40	
7.Non-motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries	Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
8.Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations	None	
9.Motocross race tracks and other motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.	Hours of operation may be restricted based on impact on neighbors	No closer than ½ mile from an existing residence or residential zone

USE	MINIMUM LOT SIZE	OTHER STANDARDS
10.Small Utility Wind Energy Conversion System	No closer than ¼ mile from a residence or residential district	

#### Section 8.09.2 AGRICULTURAL/RESOURCE COMMERCIAL DISTRICT – Land Intensive Low Impact Uses

The purpose of this district is to provide for certain uses within the Resource Protection Area of the Olmsted County Land Use Plan that are land intensive, generate low traffic volumes, entail low levels of sewage generation, and that do not normally require urban services. The application of this district will be considered in areas having proximity to major highways where access or traffic generated by the site will not adversely impact the safety or operation of a federal or state highway or intersections on the County State Aid System. Uses located within this district should support agricultural and resource uses, prevent destruction or disruption of significant habitats, and avoid conflicts with agricultural and residential uses, and should be uses that by their nature require large amounts of open space, or that require a remote rural setting. These uses should not require additional public investment in infrastructure as a result of establishment of the use.

##### A. General standards:

1. Unless specified below, the minimum lot size for uses in this district is 5 acres.
2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.
3. Front yard and side street side yard setbacks shall be a minimum of 45' from the road right of way line, or, if it results in a deeper setback, 45' from a line measured from and parallel to the road centerline as shown in the following table:

<u>Roadway Design Classification</u>	<u>Expressway</u>		<u>Super 2</u>	<u>Other Arterials and Collectors</u>		<u>Other County and State Roads</u>	<u>Other Roads</u>
	<u>≤ 10,000</u>	<u>≥ 10,000</u>	<u>All</u>	<u>≤ 10,000</u>	<u>≥ 10,000</u>	<u>All</u>	<u>All</u>
<u>Setback from ROW</u>	<u>45'</u>	<u>45'</u>	<u>45'</u>	<u>45'</u>	<u>45'</u>	<u>45'</u>	<u>45'</u>
<u>Setback from Centerline</u>	<u>95'</u>	<u>105'</u>	<u>100'</u>	<u>95'</u>	<u>100'</u>	<u>95'</u>	<u>78'</u>

4. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 50 feet.
5. Height Regulations for WECS: There shall be no height regulation placed on a WECS. The WECS located in this district shall comply with the setback requirements of Section 10.50.

**B. Permitted Uses:**

1. Uses permitted in Section 5.00 A, excluding feedlots.

<b>C. Conditional Uses:</b>	<b>Minimum Lot Size</b>	<b>Other Standards</b>	<b>Other Standards</b>
1. Tree and brush disposal facilities		No closer than ¼ mile from an existing residence or residentially zoned property.	
2. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.	none		
3. Asphalt concrete or concrete plants producing road-surfacing material	none	located on the same property as a gravel pit or other source of aggregate providing at least 50% of the aggregate used in processing	No closer than ¼ mile from an existing residence or residentially zoned property; equipped with best available odor and emission control equipment
4. Extraction of sand and gravel, quarrying		Hours of operation, especially hauling and blasting, may be restricted based on impact on neighbors	
5. Archery and gun clubs and shooting ranges as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
6. Golf courses as a post-restoration reuse of sand and gravel pits or quarries.	40		

<b>C. Conditional Uses:</b>	<b>Minimum Lot Size</b>	<b>Other Standards</b>	<b>Other Standards</b>
7. Non-motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ¼ mile from an existing residence or residential zone
8. Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations.	none		
9. Motocross race tracks and other motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.		Hours of operation may be restricted based on impact on neighbors	No closer than ½ mile from an existing residence or residential zone
10. Small Utility Wind Energy Conversion System		No closer than ¼ mile from a residence or residential district	

**C. Conditional Uses: Minimum Lot Size Other Standards**

<b>A. Conditional Uses:</b>	<b>Minimum Lot Size</b>	<b>Other Standards</b>
1. Tree and brush disposal facilities		No closer than ¼ mile from a residence or residential zone
2. Landfills and demolition landfills		No closer than ¼ mile from a residence or residential zone
3. Recyclable waste transfer facilities		No closer than ¼ mile from a residence or residential zone OR entirely within a structure
4. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.	none	
5. Asphalt concrete or concrete plants producing road-surfacing material		Equipped with best available odor and emission control equipment; no closer than ¼ mile from a residence or residential zone;
6. Extraction of sand and gravel, quarrying		
7. Archery and gun clubs and shooting ranges.		No closer than ¼ mile from an existing residence or residential zone
8. Golf courses or golf driving ranges	40	
9. Motocross and other motorized outdoor recreation uses		No closer than ½ mile from an existing residence or residentially zoned property; Hours of operation may be restricted based on impact on neighbors
10. Public utility service buildings and yards, electrical transformer		



<b>A. Conditional Uses:</b>	<b>Minimum Lot Size</b>	<b>Other Standards</b>
stations, substations, and gas regulator stations.		
11. Commercial and industrial uses primarily intended to serve agricultural uses		
12. Livestock facilities such as experiment stations, stockyards, transfer stations, and breeding facilities		No closer than ¼ mile from an existing residence or residentially zoned property
13. Farm implement dealerships and sales yards. Automobile and truck sales lots are not permitted.		
14. Commercial greenhouses and landscape nurseries.		
15. Licensed farm winery as a year-round principal use.		Must be associated with and adjacent to a farm engaged in viticulture (vineyard)
16. Facilities for the sale and distribution of agricultural products; such as seed, fertilizer, pesticides. This does not include uses that are conducted as part of a farm operation		
17. Manufactured home sales		
18. Airports and landing fields and associated structures as described in Section 5.00 (B) (5), except not limited to the use of the owner.		No closer than ¼ mile from an existing residence or residentially zoned property
19. Building material storage yards excluding retail sales.		
20. Contractors' equipment storage yards.		
21. Home improvement trades excluding retail sales, including electricians, plumbers, building contractor shops and services, and other similar uses characterized by off-site work.		
22. Personal and household rental storage (mini-storage warehouses).		
23. Welding shops and equipment and vehicle repair facilities except routine automotive service		
24. Transmission repair shops		
25. Vehicle impound facilities		Screened from view in accordance with standards applicable to junkyards

<b>A. Conditional Uses:</b>	<b>Minimum Lot Size</b>	<b>Other Standards</b>
26. Small utility wind energy conversion system (wind turbines)		no closer than ¼ mile from a residence or residential zone
27. Production of bio-diesel, ethanol, methanol, or similar biomass fuels by fermentation of agricultural crops or forest products		no closer than ¼ mile from a residence or residential zone

Section 8.10 SPECIAL DISTRICTS:

The purpose of the Special District is to permit the creation of special zoning districts in order to promote the public health, safety, and general welfare by allowing for a more flexible method of administration of land use regulations. The purposes and the conditions creating the desirability of such regulations are determined to be as stated in this section:

- A. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.
  - 1. Compliance with Comprehensive Plan: Special Districts and the regulations established therein shall be in accord with and shall promote the purposes and policies set forth in the Comprehensive Plan.
  - 2. Effect: The effect of a special district designation shall be to establish land use regulations within a specific described area, which are unique to that area, and which are adopted by the Oronoco Township Board of Supervisors.
  - 3. Procedure for establishment: A special district designation shall be established by resolution in accordance with the following procedure:
    - a) A Special District proposal may be initiated by motion of the Board, or the Planning Commission;
    - b) The Planning Commission shall conduct a public hearing on the proposed Special District, after giving public notice in accordance with Minnesota Statutes;
    - c) Within 35 days of the public hearing, the Commission shall, by motion, recommend in favor of or against establishment of a Special District, with or without modification;

## Section 8.09.1 AGRICULTURAL/RESOURCE COMMERCIAL DISTRICT – Aggregate Extraction and Reuse

The purpose of this district is to provide a suitable location for agricultural and resource uses within the Resource Protection Area of the Olmsted County Land Use Plan and in undeveloped urban service areas and suburban subdivision areas with significant geologic resources. The application of this district will be considered in areas with significant geologic resources where access or traffic generated by the site will not adversely impact the safety or operation of a federal or state highway or intersections on the County State Aid System. Uses located within this district should support agricultural resource uses, prevent destruction or disruption of significant habitats, and avoid conflicts with agricultural and residential uses. These uses should not require additional public investment in infrastructure as a result of establishment of the use, except where provided at the applicant's expense. This district should be applied where the potential for commercial and industrial uses following restoration of an aggregate-related use is limited by access, location, impacts on residences or other sensitive uses, impacts on natural habitats, or other considerations.

### A. General standards:

1. Unless specified below, the minimum lot size for uses in this district is 5 acres.
2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.
3. Front yard and side street side yard setbacks shall be a minimum of 45' from the road right of way line, or, if it results in a deeper setback, 45' from a line measured from and parallel to the road centerline as shown in the following table:

Roadway Design Classification	Expressway		Super 2	Other Arterials and Collectors		Other County and State Roads	Other Roads
	≤ 10,000	≥ 10,000		≤ 10,000	≥ 10,000		
Volume (ADT)	≤ 10,000	≥ 10,000	All	≤ 10,000	≥ 10,000	All	All
Setback from ROW	45'	45'	45'	45'	45'	45'	45'
Setback from Centerline	95'	105'	100'	95'	100'	95'	78'

4. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 50 feet.
5. No building shall exceed thirty-five (35) feet in height; provided, however, such height may be increased one (1) foot for each two (2) feet by which the building is set back in excess of the required side and rear yard setback regulations.
6. Each lot shall have a minimum width of two hundred (200) feet at the front building line.
7. Height Regulations for WECS: There shall be no height regulation placed on a WECS. The WECS located in this district shall comply with the setback requirements of Section 10.50.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses:

<b>USE</b>	<b>MINIMUM LOT SIZE</b>	<b>OTHER STANDARDS</b>
1. Tree and brush disposal facilities	none	No closer than ¼ mile from an existing residence or residentially zoned property
2. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications	none	
3. Asphalt concrete or concrete plants producing road-surfacing material	none	Must be located on the same property as a gravel pit or other source of aggregate providing at least 50% of the aggregate used in production of concrete. No closer than ¼ mile from an existing residence or residentially zoned property; equipped with best available odor and emission control equipment
4. Extraction of sand and gravel, quarrying	5	Hours of operation, especially hauling and blasting, may be restricted based on impact to neighbors

USE	MINIMUM LOT SIZE	OTHER STANDARDS
5. Archery and gun clubs and shooting ranges as a post-restoration reuse of sand and gravel pits or quarries	none	No closer than ¼ mile from an existing residence or residential zone. Hours of operation may be restricted based on impact to neighbors.
6. Golf courses as a post-restoration reuse of sand and gravel pits or quarries	40	
7. Non-motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries	none	No closer than ¼ mile from an existing residence or residential zone. Hours of operation may be restricted based on impact to neighbors.
8. Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations	none	
9. Motocross race tracks and other motorized outdoor recreation uses as a post-restoration reuse of sand and gravel pits or quarries.	none	No closer than ½ mile from an existing residence or residential zone. Hours of operation may be restricted based on impact to neighbors
10. Small Utility Wind Energy Conversion System	none	No closer than ¼ mile from a residence or residential district

D. Criteria for Consideration in approval of Conditional Uses:

In addition to the criteria contained within Section 4.02 of this Ordinance, the following shall be found to exist prior to the approval of any conditional use within this district:

1. That waste generated from the uses shall be disposed of in a manner approved by the Olmsted County Environmental Commission. Animal feedlot waste shall be permitted as regulated by the MPCA.
2. If travel accessibility to the site from population centers in the County is afforded primarily by the Principal Arterial system (as defined under the rules of the US Department of Transportation), the intersection of the Principal Arterial and the lower-class highway on which the site fronts should be grade-separated.

Access points and the first adjacent at-grade intersections where county or state highways cross the highway on which the site has access should be:

- a. Capable of functioning at a Level of Service B or higher after development of the proposed use,
- b. Have adequate stopping and intersection sight distance for the type of traffic anticipated;

No more than one access shall be provided to a site unless it can be shown additional access would be beneficial to the safety and operation of the highway;

Direct site access should be from the local street system where the site has frontage on a local street;

The applicant shall be responsible for providing:

- i. Necessary auxiliary lanes – including left and right turn lanes, acceleration and deceleration lanes, or bypass lanes;
  - ii. Necessary improvements for the control of traffic movement such as curbs or raised medians
3. Uses permitted shall be those which necessitate the use of large amounts of open storage of inventory.
  4. In addition to these criteria, landfills of any type shall be located in the most geologically insensitive areas possible.
  5. Buildings associated with non-agricultural uses shall not exceed an area of 10,000 square feet.
  6. Consideration of extraction of sand and gravel, and quarrying uses shall be guided primarily by availability, need and location of geologic resources.

## Section 8.09.2 AGRICULTURAL/RESOURCE COMMERCIAL DISTRICT – Land Intensive Low Impact Uses

The purpose of this district is to provide for certain uses within the Resource Protection Area of the Olmsted County Land Use Plan that are land intensive, generate low traffic volumes, entail low levels of sewage generation, and that do not normally require urban services. The application of this district will be considered in areas having proximity to major highways where access or traffic generated by the site will not adversely impact the safety or operation of a federal or state highway or intersections on the County State Aid System. Uses located within this district should support agricultural and resource uses, prevent destruction or disruption of significant habitats, and avoid conflicts with agricultural and residential uses, and should be uses that by their nature require large amounts of open space, or that require a remote rural setting. These uses should not require additional public investment in infrastructure as a result of establishment of the use.

### A. General standards:

1. Unless specified below, the minimum lot size for uses in this district is 5 acres.
2. Development of the use shall involve the minimum grading necessary to conduct the use. Runoff shall be controlled so that there is no net increase in the amount or rate of runoff from the site following development. For sites for which the use prior to approval of development is cropland or pasture, runoff shall be controlled to a level equivalent to ungrazed grassland.
3. Front yard and side street side yard setbacks shall be a minimum of 45' from the road right of way line, or, if it results in a deeper setback, 45' from a line measured from and parallel to the road centerline as shown in the following table:

Roadway Design Classification	Expressway		Super 2	Other Arterials and Collectors		Other County and State Roads	Other Roads
	≤ 10,000	≥ 10,000		≤ 10,000	≥ 10,000		
Volume (ADT)	≤ 10,000	≥ 10,000	All	≤ 10,000	≥ 10,000	All	All
Setback from ROW	45'	45'	45'	45'	45'	45'	45'
Setback from Centerline	95'	105'	100'	95'	100'	95'	78'

4. Side and rear yard setbacks shall be determined by bufferyard requirements (Section 10.08), but not less than 50 feet.

5. Height Regulations for WECS: There shall be no height regulation placed on a WECS. The WECS located in this district shall comply with the setback requirements of Section 10.50.

B. Permitted Uses:

1. Uses permitted in Section 5.00 A, excluding feedlots.

C. Conditional Uses:

USE	MINIMUM LOT SIZE	OTHER STANDARDS
1. Tree and brush disposal facilities		No closer than ¼ mile from a residence or residential zone
2. Landfills and demolition landfills		No closer than ¼ mile from a residence or residential zone
3. Recyclable waste transfer facilities		No closer than ¼ mile from a residence or residential zone OR entirely within a structure
4. Telecommunications towers and transmitters including radio, television, and commercial wireless telecommunications.	none	
5. Asphalt concrete or concrete plants producing road-surfacing material		Equipped with best available odor and emission control equipment; no closer than ¼ mile from a residence or residential zone
6. Extraction of sand and gravel, quarrying		
7. Archery and gun clubs and shooting ranges.		No closer than ¼ mile from an existing residence or residential zone
8. Golf courses or golf driving ranges	40	
9. Motocross and other motorized outdoor recreation uses		No closer than ½ mile from an existing residence or residentially zoned property; Hours of operation may be restricted based on impact to neighbors



<b>USE</b>	<b>MINIMUM LOT SIZE</b>	<b>OTHER STANDARDS</b>
10. Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations		
11. Commercial and industrial uses primarily intended to serve agricultural uses		
12. Livestock facilities such as experiment stations, stockyards, transfer stations, and breeding facilities		No closer than ¼ mile from an existing residence or residentially zoned property
13. Farm implement dealerships and sales yards. Automobile and truck sales lots are not permitted.		
14. Commercial greenhouses and landscape nurseries.		
15. Licensed farm winery as a year-round principal use.		Must be associated with and adjacent to a farm engaged in viticulture (vineyard)
16. Facilities for the sale and distribution of agricultural products; such as seed, fertilizer, pesticides. This does not include uses that are conducted as part of a farm operation		
17. Manufactured home sales		
18. Airports and landing fields and associated structures as described in Section 5.00 (B) (5), except not limited to the use of the owner.		No closer than ¼ mile from an existing residence or residentially zoned property
19. Building material storage yards excluding retail sales.		

USE	MINIMUM LOT SIZE	OTHER STANDARDS
20. Contractors' equipment storage yards.		
21. Home improvement trades excluding retail sales, including electricians, plumbers, building contractor shops and services, and other similar uses characterized by off-site work.		
22. Rental Storage		See section 10.55 for additional guidance
23. Welding shops and equipment and vehicle repair facilities except routine automotive service		
24. Transmission repair shops		
25. Vehicle impound facilities		Screened from view in accordance with standards applicable to junkyards
26. Small utility wind energy conversion system (wind turbines)		no closer than ¼ mile from a residence or residential zone
27. Production of bio-diesel, ethanol, methanol, or similar biomass fuels by fermentation of agricultural crops or forest products		no closer than ¼ mile from a residence or residential zone

D. Criteria for consideration in approval of Conditional Uses:

In addition to the criteria contained within Section 4.02 of this Ordinance, the following shall be found to exist prior to the approval of any conditional use within this district:

1. That waste generated from the uses shall be disposed of in a manner approved by the Olmsted County Environmental Commission. Animal feedlot waste shall be permitted as regulated by the MPCA.

2. If travel accessibility to the site from population centers in the County is afforded primarily by the Principal Arterial system (as defined under the rules of the US Department of Transportation), the intersection of the Principal Arterial and the lower-class highway on which the site fronts should be grade-separated.

Access points and the first adjacent at-grade intersections where county or state highways cross the highway on which the site has access should be:

- capable of functioning at a Level of Service B or higher after development of the proposed use
- have adequate stopping and intersection sight distance for the type of traffic anticipated

No more than one access shall be provided to a site unless it can be shown additional access would be beneficial to the safety and operation of the highway;

Direct site access should be from the local street system where the site has frontage on a local street;

The applicant shall be responsible for providing:

- necessary auxiliary lanes – including left and right turn lanes, acceleration and deceleration lanes, or bypass lanes;
  - necessary improvements for the control of traffic movement such as curbs or raised medians.
3. Uses permitted shall be those which necessitate the use of large amounts of open storage of inventory.
  4. In addition to these criteria, landfills of any type shall be located in the most geologically insensitive areas possible.
  5. Buildings associated with a non-agricultural use shall not exceed an area of 10,000 square feet.
  6. Consideration of extraction of sand and gravel, and quarrying uses shall be guided primarily by availability, need, location of geologic resources.
  7. Lot Coverage Regulations: Not more than fifty (50%) percent of the lot shall be occupied by buildings or structures. In the Shoreland District, there shall not be more than thirty (30%) percent allowable lot coverage.
  8. Off-Street Parking Regulations: (See Section 10.04)
  9. Bufferyard Regulations: (See Section 10.08)

## SECTION 10.55 RENTAL STORAGE

- A. Rental storage is restricted to facilities that provide permanently installed individual lockers and/or permanently installed individual garages for each user. Individual access and individual security is required for each individual locker or garage. Mini-warehouse storage is included in these restrictions.
- B. A facility that provides Rental Storage must be fenced on all sides and all access to the Rental Storage premises must be secured by locked gates or gates with security devices. All Rental Storage must be contained indoors.
- C. Items prohibited from Rental Storage are:
  - 1. flammable items
  - 2. firearms
  - 3. ammunition
  - 4. perishables
  - 5. plants
  - 6. toxic chemicals
  - 7. hazardous chemicals
  - 8. illegal or stolen goods
- D. The landowner of a Rental Storage facility is responsible for maintaining the security and safety of each storage unit, the entire facility, and the premises.
- E. Rental storage units are not permitted for use as dwellings, overnight stay, or social gatherings and/or events.

**ORONOCO TOWNSHIP  
COUNTY OF OLMSTED  
STATE OF MINNESOTA**

**Resolution # \_\_\_\_\_**

**WHEREAS**, the Oronoco Town Board directed their Planning Commission to review and revise the current Zoning Ordinance dated May 19, 2022 and

**WHEREAS**, the Oronoco Township Planning Commission reviewed sections 8.09.1: Agricultural/Resource Commercial District – Aggregate Extraction and Reuse, and 8.09.2: Agricultural/Resource Commercial District – Land Intensive Low Impact Uses, received input from various stakeholders and revised the Subdivision Ordinance as appropriate, and

**WHEREAS**, a notice of public hearing was published in the Township’s official newspaper and a Public Hearing was held on May 20, 2024, in the Oronoco Town Hall, 115 2<sup>nd</sup> St NW, Oronoco, MN, and the Planning Commission took public input on the proposed changes in the Oronoco Township Zoning Ordinance; and recommended approval to their Town Board; and

**WHEREAS**, having heard the public and duly studied the proposed changes as listed below,

**NOW, THEREFORE, BE IT RESOLVED** that the Oronoco Town Board does hereby ordain and approve the proposed text amendments to the Oronoco Zoning Subdivision Ordinance attached hereto. The revised Oronoco Township Subdivision Ordinance as shown herein shall take effect on June 10, 2024, following publication of a summary of the changes in the Township’s official newspaper.

A motion was made and seconded to approve the text amendments to section 8.09.1, 8.09.2 & 10.55, as presented. The motion carried, all in favor.

Passed and adopted by the Oronoco Town Board this 10th day of June 2024.

\_\_\_\_\_  
Ken Mergen, Chair

Attest:

\_\_\_\_\_  
Jody Schroeder, Clerk

Distribution:  
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Drafted by: TCPA