

ORDINANCE NO. 2026-02

**ZONING ORDINANCE OF HAVEN TOWNSHIP FOR  
THE AREA DEFINED IN THE OCTOBER 18, 2010  
ORDERLY ANNEXATION AGREEMENT BETWEEN  
HAVEN TOWNSHIP AND THE CITY OF ST. CLOUD**

AN ORDINANCE REQUIRING PERMITS FOR BUILDINGS, STRUCTURES AND THE USES THEREOF; FOR LAND USES; AND ESTABLISHING MINIMUM LOT SIZES, SETBACKS AND SIDE YARDS; PROVIDING FOR PARKING AND OTHER REQUIREMENTS; AND IMPOSING PENALTIES.

This Ordinance replaces Ordinance No. 2026-01, which is repealed upon the effective date of this Ordinance.

**SECTION 1 - PURPOSE AND INTENT**

This Ordinance is enacted for the following purposes: to promote the health, safety, morals and general welfare in the Orderly Annexation area of Haven Township by lessening congestion in the public rights-of-way, securing safety from fire, panic and other dangers, providing adequate lights and air; facilitating the adequate provision of water, sewerage and other public requirements; conserving the value of properties and encouraging the most appropriate use of land; and, pursuant to "an act authorizing Town planning and zoning activities, establishing a Board of Adjustment and authorizing the enactment of official controls" passed by the Legislature of the State of Minnesota.

This Ordinance shall also carry out the purposes and intent of the October 18, 2010 Orderly Annexation Agreement between Haven Township and the City of St. Cloud.

## **SECTION 2 - TITLE**

This Ordinance shall be known and may be cited and referred to as the “Haven Township Zoning Ordinance for the Orderly Annexation Agreement area defined by the October 18, 2010 Orderly Annexation Agreement between Haven Township and the City of St. Cloud” when referred to herein, it shall be known as “this Ordinance.”

## **SECTION 3 - VALIDITY**

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so declared to be invalid.

## **SECTION 4 - JURISDICTION, SCOPE AND INTERPRETATION**

### **Subdivision 1: Jurisdiction**

The jurisdiction of this Ordinance shall apply to the part of Haven Township as defined in the October 18, 2010 Orderly Annexation Agreement with the City of St. Cloud, Minnesota.

### **Subdivision 2: Scope**

From and after the effective date of this Ordinance, the use of all land and every building or portion of a building erected, altered in respect to height and/or area, added to or relocated, and every use within a building or use accessory thereto in the Orderly Annexation Agreement area shall be in conformity with the provisions of this Ordinance. Any existing building or structure and any existing use of properties not in conformity with the regulations herein prescribed shall be regarded as non-conforming, and shall be subject to Section 14, Subd. 10.

### **Subdivision 3: Permitted Uses**

Permitted Uses, as hereinafter listed, shall be allowed in the District indicated under the conditions specified. No building or land shall be devoted to any use other than a use permitted hereinafter in the Zoning District in which such building, structure or land is located, except for the following exceptions:

1. Uses lawfully established prior to July 5, 1994, subject to Section 14, Sub. 10, Nonconformities.
2. Interim uses allowed in accordance with Section 12 of this Ordinance.

3. Essential public services are permitted uses in all zoning districts and are not subject to height, yard, lot, setback or flood plain requirements or permits, except as provided in or as otherwise specifically regulated hereafter.
4. Gas regulator stations, electric substations, solar electric generating facilities and similar essential public service structures not customarily considered industrial in use are permitted uses in all Zoning Districts. No such structure shall be located within 20 feet of any lot line of an abutting lot in any Residential Plat.

**Subdivision 4: Interpretation**

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Ordinance, the provisions of such statute, other ordinance or regulation shall be controlling. If any provisions of this Ordinance are inconsistent or overlap, the more restrictive shall apply.

**Subdivision 5. Lots of Record**

All lots which are a part of a subdivision assigned a P.I.D. number by the County Auditor, and legally recorded with the County Recorder/Registrar of Title and lot or lots assigned a P.I.D. number by the County Auditor and described by metes and bounds, the deed to which has been recorded in the Office of the County Recorder/Registrar of Title prior to July 5, 1994, shall be considered to be Lots of Record. Such lots may be considered a building site if they were created compliant with official controls in effect at the time and the sewage treatment and setback requirements of this ordinance are met.

**Subdivision 6. Airport Zoning**

All land use covered by this Ordinance is subject to the St. Cloud Municipal Airport Zoning Ordinance and FAA Rules and Regulations. Where the Airport Zoning Ordinance and this Ordinance conflict, the more restrictive shall apply.

# SECTION 5 - DEFINITIONS AND RULES OF LANGUAGE CONSTRUCTION

## Subdivision 1: Rules of Language Construction

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this ordinance its most reasonable application. Words used in the present tense shall include the future; words in the singular shall include the plural; and the words "shall" and "must" are mandatory and not discretionary. Unless otherwise specified, all distances shall be measured horizontally and in feet. Nothing in these definitions gives anyone a substantive right not explicitly provided for elsewhere in this Ordinance.

## Subdivision 2: Definitions

**Accessory Use, or Building and Structure:** A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

**Agriculture:** See Minnesota Statutes Section 17.81, Subdivisions 3 and 4. May also include animal husbandry, tree nurseries, and orchards. The cultivation of soil for crops with the intention of making cash profit.

**Agricultural Building:** A structure used for agricultural purposes as defined in the Minnesota State Building Code.

**Agricultural Use:** The production of livestock, dairy animals, dairy products, poultry or poultry products, fur-bearing animals, horticultural or nursery stock, fruit, vegetables, forage, grains, timber, trees, or bees and apiary products, as defined by Minnesota Statute Section 40A.02, Sund. 3, as it may be amended from time to time. Agricultural use also includes wetlands, pasture, forest land, wildlife land, and other uses that depend on the inherent productivity of the land.

**Asphalt and Concrete Mixing Plants, Portable:** A temporary facility crushing, refining, or processing of sand, gravel, and rock on the site of a permitted IUP for Grading, Excavating or Filling, or in conjunction with a municipal road project.

**Asphalt and Concrete Mixing Plants, Permanent:** A permanent facility crushing, refining, or processing of sand, gravel, and rock on the site of a permitted IUP for Grading, Excavating or Filling, or in conjunction with a municipal road project.

**Auction Business:** A building, area or areas within a building used for the regularly scheduled public sale of goods, wares, merchandise, or equipment to the highest bidder. This definition excludes farm auctions, estate sales, garage sales, or similar on-site events conducted no more than six (6) days (i.e. two weekends) per calendar year.

**Automobile Mechanical and/or Body Repair Shop:** Any building or premises or portion thereof, used or intended to be used for motor vehicle repair that may have minor retail sales.

**Automobile Service Station:** Any building or premises, or portion thereof, used or intended to be used for the retail dispensing or sale of automobile fuels, which activity may be accompanied by accessory uses such as sale of lubricants, tires, accessories or supplies, or minor repairing of automobiles.

**Bed-and-Breakfast Establishment:** A structure designed and used as a residence in which one or more bedrooms are rented to transient guests on a day-to-day basis and in which meals are served to these overnight guests.

**Billboard:** See: Minnesota Statutes Section 173.02, Subdivision 16 “Advertising Device.”

**Bluff Impact Zone:** A bluff and land located within 20 feet from the top of a bluff.

**Bluff: (In Mississippi Scenic River District):** See: Minnesota Administrative Rules 6106.0050, Subpart 8.

**Buffer:** The use of land, topography (differences in elevation), space, fences, or landscape plantings to screen or partially screen a tract of property from another tract or property and thus reduce undesirable influences such as sight, noise, dust and other external effects which a land use may have upon other adjacent or nearby land uses.

**Building Line:** An imaginary line on a development site corresponding with the series of points where an exterior building wall meets the grade of the earth.

**Building:** Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property.

**Building Official:** Sherburne County Building Official.

**Business:** Any occupation, employment, or enterprise wherein merchandise is exhibited or sold or rented, or which occupies time, attention, labor, or materials, or where services are offered for compensation.

**Business Sign:** A sign which only pertains to the use of the premise on which it is located.

**Cannabis Cultivation:** Any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts for sale or distribution.

**Cannabis Delivery:** As described in MN State Statute 342.41.

**Cannabis Event:** A temporary cannabis event open to the public in compliance with MN Rules 9810 and lasting no more than four days.

**Cannabis Manufacturing:** The process by which cannabis flower or plants, cannabis concentrate, artificially derived cannabinoid, hemp plant part, or hemp concentrate are prepared into useable consumer products, or products intended for further processing.

**Cannabis Medical:** As described in MN State Statute 342.47.

**Cannabis Mezzobusiness:** As described in MN State Statute 342.29.

**Cannabis Microbusiness:** As described in MN State Statute 342.28.

**Cannabis Retailer:** Any cannabis retailer, medical cannabis combination business operating a retail location, or lower-potency hemp retailer that holds a valid applicable retailer license. means any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form (definition from the Retailer Ordinance draft).

**Cannabis Testing Facility:** As described in MN State Statute 342.37.

**Cannabis Transporter:** As described in MN State Statute 342.35.

**Cannabis Wholesale:** As described in MN State Statute 342.33.

**Campground, Recreational:** Any area, whether privately or publicly owned, used on a daily, nightly, weekly, or longer basis for the accommodation of tents, live in fish houses, recreational camping vehicles, or park trailers free of charge or for compensation. Ancillary uses of a campground may include storm shelters, bathrooms, clubhouse, swimming pool, maintenance facilities, and other uses as determined by the Zoning Administrator. Recreational Campgrounds exclude:

- A. United States Forest Service camps.
- B. State forest service camps.
- C. State wildlife management areas or state-owned public access areas which are restricted in use to picnicking and boat landings.

**Care in Home:** A single-family home, duplex, or apartment unit providing day care for no more than ten children, including the day care operator's children under five years of age.

**Cellar:** A portion of a building located partly or wholly underground and having half or more than half its clear floor to ceiling height below grade.

**Clinic:** An establishment where patients, who are not lodged overnight, are admitted for examination and treatment by one or more of a group of physicians or dentists, or both, practicing together.

**Commercial Kennel:** A premise on which no more than six dogs, over six months of age are owned, kept, boarded, bred, and/or offered for sale.

**Commercial Use:** The principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

**Comprehensive Plan:** Unless otherwise stated, it is the general plan for land use, transportation, and community facilities prepared and maintained by the Town.

**Contractors' Yard:** 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.

**Convenience Food Restaurant:** A business whose principal function is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-eat state for consumption either within the premises or for carry-out with consumption either on or off the premises, and whose design or principal method of operation includes both of the following characteristics: (1) foods, frozen desserts, or beverages are usually served in edible containers or in paper, Styrofoam, or other disposable containers, (2) the customer is not served food at his or her table by an employee but receives it at a counter, window, or similar facility for carrying to another location on or off the premises for consumption.

**Convenience Store:** A store selling on a retail basis food for consumption off the premises along with other items, sometimes including gasoline; differentiated from a grocery store by its size of not more than 5,000 square feet.

**County:** Sherburne County.

**Day Care:** An individual, childcare center, or facility licensed with the Minnesota Department of Human Services to provide for the care of a child in a location outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

**Day Care Center:** A business in which ten or more children receive adult supervision and meals in the temporary daily absence of their parents. A similar business with fewer than ten children is considered a home occupation.

**Deck:** A horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point.

**Directional Sign:** A sign erected on private property for the purpose of directing pedestrian or vehicular traffic onto or about the property upon which such sign is located, including signs marking entrances and exits, circulation direction, parking areas, and pickup and delivery areas, which does not display advertising copy.

**District:** A section or sections of Haven Township for which the provisions of the Zoning Ordinance are uniform.

**Dwelling Single-Family:** A detached building designed for and occupied by not more than one family. Recreational vehicles and travel trailers are not considered Dwellings.

**Dwelling Unit:** A building or portion of a building including kitchen facilities permanently installed which are arranged, designed, used or intended for use as living quarters for one household.

**Dwelling, Detached:** A dwelling, including its attached garage, if any, which is entirely surrounded by open space on the same lot.

**Dwelling, Multiple-Family:** A building designed for or occupied by more than two families.

**Employee:** An individual who performs services for another for hire, regardless of whether wages, salary, benefits, or their equivalents are paid, whether under the direct control or indirect control (i.e. as an independent contractor) of another person or entity, forty (40) hours or more per calendar year on a given property.

**Equal Degree of Encroachment:** A method of determining the location of floodway boundaries so that flood plain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

**Erosion Control:** Sherburne County Stormwater Management and Erosion Control Ordinance and Regulations.

**Essential Services:** Overhead or underground electrical, gas, steam or water transmission or distribution systems and structures, used by public utilities, rural electric cooperatives or governmental departments or commissions or as are required for protection of the public health, safety, or general welfare, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, and accessories in connection therewith, but not including buildings for the purpose of this ordinance and work. "Building" does not include "structure" for essential services.

**Event Center:** A commercial establishment or facility, whether indoors or outdoors, that is rented for a fee to host private or semi-private events, gatherings, or functions on a regular basis. Such events are typically scheduled in advance and may include, but are not limited to, weddings, receptions, parties, banquets, corporate meetings, conferences, conventions, and reunions. Meeting and event facilities within restaurants, hotels or

motels, community centers, apartment complexes, school auditoriums or places of worship need not be separately approved as an event center provided those uses are approved as otherwise required by this Ordinance. Intermittent use of a residence or occasional use of a property that is regulated as an “Occasional Special Event” under this Ordinance shall not require a separate Event Center interim use permit.

**Excavation:** The extraction of sand, gravel, rock, soil or other material from the land. Excavation shall not include the removal of materials associated with the construction of a building, the removal of excess materials in accordance with approved plats or utility highway construction or minor agricultural and sod removal.

**Exterior Storage:** The storage of goods, materials, equipment, manufactured products and similar items not fully enclosed within a building.

**Extractive Use:** The use of land for surface or subsurface removal of sand, gravel, rock, industrial minerals, other nonmetallic minerals, and peat not regulated under Minnesota Statutes, sections 93.44 to 93.51.

**Farm Implement Sales Lot:** An open area other than a street, used for the display, sale or rental of new or used farm implement in operable condition and where no repair work is done.

**Farm-Related Business:** A business that is limited to a farming operation or a business that is located on a farm, and dependent directly on the farm in order for the business to operate.

**Fee Schedule:** Fee Schedule as approved from time to time by the Town Board.

**Fence:** This is a common usage term, which includes fence as used in Minnesota Statutes Section 344.02.

**Flood:** A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

**Flood Frequency:** The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

**Flood Fringe:** That portion of the flood plain outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Study for Sherburne County.

**Flood Plain:** The beds proper and the areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood.

**Flood Plain District:** Sherburne County Flood Plain District.

**Flood-Proofing :** A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

**Floodway:** The bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining flood plain which are reasonably required to carry or store the regional flood discharge as determined by FEMA and designated on the flood maps.

**Forest Land Conversion:** The clear cutting of forested lands to prepare for a new land use other than reestablishment of a subsequent forest stand.

**Forestry:** The use and management, including logging of a forest, woodland or plantation and related research and educational activities, including the construction, alteration or maintenance of wood roads, skidways, landings, and fences.

**Foster Family Home:** A family home where persons out of their own homes are cared for 24 hours a day for a period of 30 days or more.

**Frontage:** All the property fronting on one side of a street, measured along such street, between an intersecting street and another intersecting street, a right-of-way, waterway end of a dead-end street, or municipal boundary. The Zoning Administrator shall determine the frontage on a corner lot, or other lot bordered by two or more streets.

**Group Home:** A specialized residential facility that provides care on a 24 hour basis for a selected group and providing specialized care and a planned treatment program under the direction and control of an agency, institution or independent operator.

**Hardship:** See definition in Minnesota Statutes Chapter 462.

**Height of Building:** The vertical distance between the highest adjoining ground level at the building or ten feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof.

**Home Occupation:** Any occupation which is clearly incidental to the principal use of the home as a single family dwelling unit, is conducted within the dwelling, is conducted by a resident occupant, and does not change the character of the principal use.

**Hotel:** A building in which lodging is provided and offered to the public for compensation and which is open to transient guests, in contradistinction to a boarding house as herein defined. A hotel has more than six guest rooms.

**Household:** Any number of individuals living together on the premises as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel as defined herein.

**Impervious Surface:** A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Examples include rooftops, sidewalks, patios, storage areas, and concrete, asphalt or gravel driveways.

**In-home Business:** Any business which is clearly incidental to the principal use of the home as a single-family dwelling unit, is conducted within the dwelling, is conducted by a resident occupant, and does not change the character of the principal use.

**Industrial Use:** The use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.

**Intensive Vegetation Clearing:** The complete removal of trees or shrubs in a contiguous patch, strip, row, or block.

**Interim Use:** A temporary use of property until a particular date, until the occurrence of a particular event, until zoning regulations no longer permit it, or until the land occupation of the interim use changes ownership.

**Kennel, Commercial:** Any place where three or more dogs over six months of age are owned, kept, boarded, bred and / or offered for sale.

**Licensed Vehicle Sales or Leasing:** An open area other than a street, used for the display, sale or rental of new or used motor vehicles or trailers in operable condition and where no repair work is done, the is licensed by the State of Minnesota.

**Light Industry:** The processing or fabrication of certain materials or products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties.

**Local Street:** A street of limited continuity used primarily for access to the abutting properties and the local needs of a neighborhood.

**Lot:** A parcel of land designated by plat, metes and bounds, registered land survey, auditor's plot, or other accepted means, and separated from other parcels or portions by that description for the purpose of sale, lease or separation. A lot must be situated and have its principal frontage on a public street.

**Lot of Record:** All lots which are a part of a subdivision legally assigned a P.I.D. number by the County Auditor, and recorded with the County Recorder/Registrar of Title and lots described by metes and bounds, the deed to which has been recorded in the Office of the County Recorder/Registrar of Title prior to the passage of this ordinance, shall be considered to be Lots of Record. Such lots may be considered a building site if

they were created compliant with official controls in effect at the time, meet the County sewage treatment rules and meet all setback requirements of this Ordinance.

**Lot, Corner:** A lot situated at the intersection of two or more streets, or bounded on two or more adjacent sides by street lines.

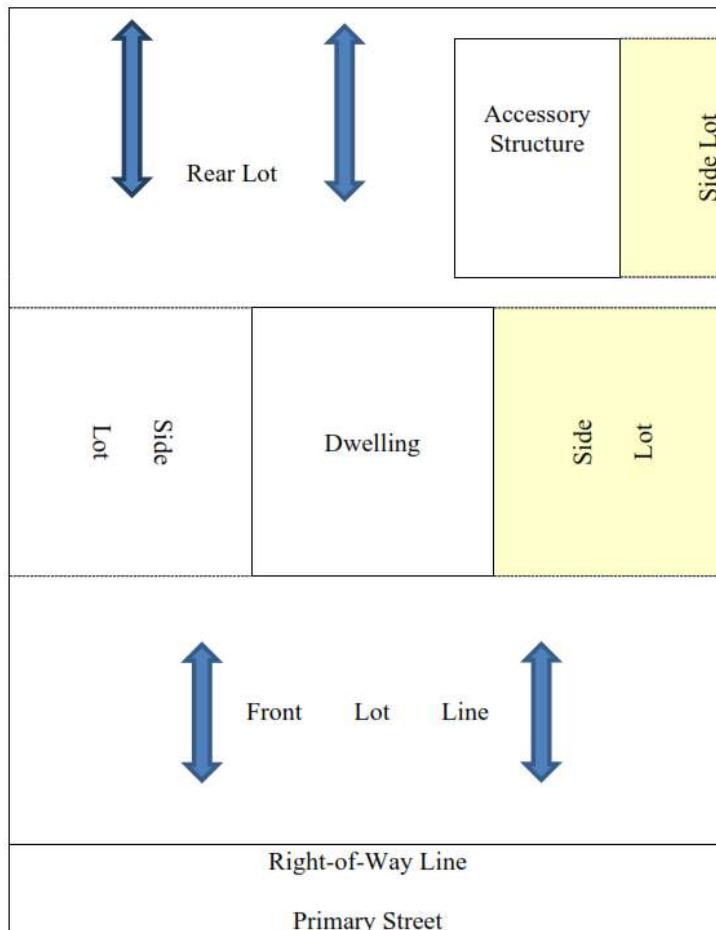
**Lot, Interior:** A lot other than a corner lot.

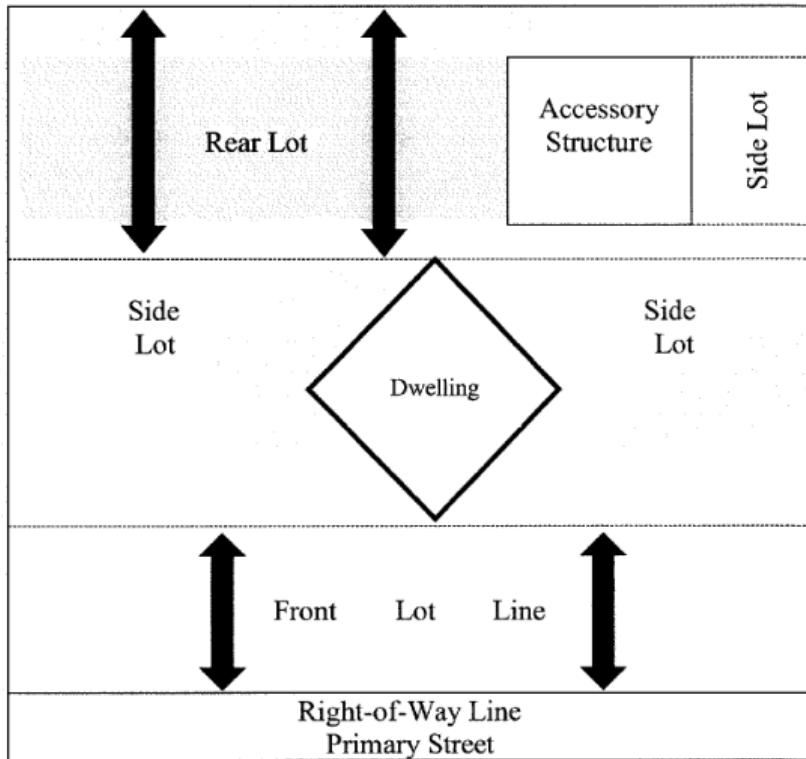
**Lot Width:** The shortest distance between lot lines measured at the midpoint of the building line.

**Lot, Front:** The boundary of a lot abutting a street. On a corner lot, the shortest street lot line is the front lot line.

**Lot, Side:** Boundaries of lot perpendicular to street.

**Lot, Rear:** Boundary of lot at opposite end of lot away from street.





**Manufactured (Mobile) Home:** A structure, transportable in one or more sections, which in the travelling mode, is 8 feet or more in width or 40 feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. The term includes any structure that meets all the requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under State law.

**Manufactured (Mobile) Home Park:** A lot, parcel or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for any mobile home.

**Manufacturing, compounding, processing, packaging, treatment or assembly of products and materials:** The method a business will follow to make its products.

**Mini-Storage:** Facility used for the purposes of renting or leasing individual indoor storage space to occupants who are to have year-around access to such for the purposes of storing and removing personal property.

**Mining:** Refer to "Excavation."

**Motel:** A series of sleeping or living units, for the lodging of transient guests, offered to the public for compensation, and with convenient access to off-street parking spaces for the exclusive use of the guests or occupants.

**Non-Conforming Use:** Any building or land lawfully occupied by a use at the time of the approval of this Ordinance, or any amendment to it rendering such use non-conforming, which does not comply with all of the regulations of this Ordinance, or any amendment hereto, governing use for the zoning districts in which such use is located.

**Non-Conforming Building or Structure:** Any building or structure lawfully existing on July 5, 1994, that under this Ordinance, or any amendment to it rendering such building or structure non-conforming, which: (a) does not comply with all of the regulations of this Ordinance, or any amendment hereto, governing bulk, height and yard requirements for the zoning district in which such building or structure is located; or (b) is designed or intended for a non-conforming use.

**Nonconformity:** Any legal use, structure or parcel of land already in existence, recorded, or authorized on or before July 5, 1994 that would not have been permitted to become established under the terms of the official controls as now written.

**Nursing Home:** An establishment which provides full-time convalescent or chronic care, or both, for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. No care for the acutely ill, or surgical or obstetrical services, shall be provided in such an establishment; a hospital shall be construed to be included in this definition.

**Nursery, Retail:** A place where plants intended for planting or propagation, including but not limited to, trees, shrubs, vines, perennials, biennials, grafts, cuttings, and buds, are grown, propagated, collected, or distributed, including, but not limited to private property or property owned, leased, or managed by the United States, Minnesota or its political subdivisions, or any other state or its political subdivisions where the plants previously referenced is fumigated, treated, packed, or stored for commercial use.

**OAA:** October 18, 2010 Orderly Annexation Agreement between Haven Township and the City of St. Cloud.

**Obstruction:** Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory flood plain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

**Occasional Special Event:** An event or happening, that does not occur regularly which may have an adverse effect on the environment or neighboring property owners.

**Office-Showroom Building:** A building in which at least 20 percent of the floor space is devoted to office activities, the remainder being used for either warehousing, display, light manufacturing, or research and testing. Floor-to-ceiling joist heights in the warehouse portion would be not more than 14 feet.

**Ordinary High Water Level:** The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.

**On-site Business:** Any occupation which is clearly incidental to the principal use of the lot as a single-family dwelling unit, is conducted outdoors and/or in a building other than the dwelling, is conducted by a resident occupant, and does not change the character of the principal use.

**Outlot:** A lot in a plat that is not intended to be a buildable site.

**Park:** An area of land owned by the township, county, state, or federal government, that is open to the public for recreational purposes,

**Pawnbroker:** See Minnesota Statute 325J.01, Subd. 4.

**Permanent Municipal, Township or County Structure:** A building or other structure, which is not a road and their appurtenances and drainage system established pursuant to Minnesota Statutes Chapter 103E, designed to remain at or fixed to its current location for a period equal to or exceeding six (6) months within any twelve (12) month period.

**Permanent Residence:** Any building being used as living quarters between November 1 of the year and May 1 of the following year. These residences shall meet the minimum requirements for a Single Family Residence.

**Personal Storage Structure:** A structure used for non-commercial use to store personal belongings. In some cases, with an Interim Use Permit, the personal storage structure will be the only structure on a parcel of land. Shipping containers are not allowed.

**Place of Worship:** A specifically designed structure or consecrated space where individuals or a group of people come to perform acts of devotion, respect, praise, study, or rituals for a religious purpose.

**Pool:** Any structure, chamber, or tank 5,000 gallons or greater in size, containing an artificial body of water designed primarily for swimming, diving, relaxation, or recreational use including special purpose pools and wading pools.

**Pool, Spa:** A hot water pool intended for seated recreational use with a water agitation system in addition to the recirculation system. Spa pool is synonymous with the term “whirlpool.”

**Pool, Wading:** Any pool with a maximum depth of 24” used or designed to be used exclusively for wading.

**Primitive Campsite:** An area that consists of individual remote campsites accessible only by foot or water.

**Principal Use:** The purpose for which land or a building or structure thereon is designed, arranged, intended or maintained or for which it is or may be used or occupied.

**Principal Building:** A building in which is conducted the principal use of the lot on which it is situated.

**Private Club or Lodge:** A building and related facilities owned or operated by a corporation, association or group of persons for social, educational or recreational purposes of members regularly paying dues, but not primarily for profit or to render a service which is customarily carried on as a business.

**Private Game Refuge and Wildlife Management Area:** A contiguous area of land of at least 640 acres, unless the land borders or includes a marsh, or other body of water or watercourse suitable for wildlife habitat. This area of land is to be used to preserve big and small game animals, along with any wild mammal, wild bird, reptile, or amphibian, and to help ensure proper population levels, as provided by the Minnesota Department of Natural Resources.

**Public Waters:** Any waters as defined in Minnesota Statutes, Section 103G.005, Subd. 15 and 19.

**Reach:** A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

**Recreational Activity:** Any voluntary activity undertaken for the purpose of exercise, relaxation or pleasure, which may have and adverse effect on the environment or neighboring property owners.

**Recreational Vehicle:** Travel trailers including those that telescope or fold down, chassis-mounted campers, motor homes, tent trailers, converted buses, and fish houses,

or similar vehicles that provide temporary human living quarters. A Recreational vehicle is a vehicle that:

- A. Is not used as the residence of the owner or occupant.
- B. Is used while engaged in recreational or vacation activities.
- C. Is either self-propelled or towed on public roadways incidental to the recreational or vacation activities.
- D. Shall not be connected to a permanent water or sewer source.
- E. Shall not be used as a Dwelling Unit.

**Recycling Operations Facility for Non-Hazardous Waste:** A facility that, provided a plan is approved by the Township Board, controls noise, litter, odors, traffic, air pollution and water pollution. In all cases the facility must meet all County, State and Federal statutes, rules, regulations, ordinances and/or agreements.

**Residential Treatment Facility:** A 24-hour-a-day program for persons under the treatment supervision of a mental health professional or substance use disorder professional, in a community residential setting other than an acute care hospital or regional treatment center inpatient unit, that must be licensed as a residential treatment program by the State of Minnesota.

**Resort:** A building, structure, enclosure, or any part thereof located on, or on property neighboring any lake, stream, skiing or hunting area, or any recreational area for purposes of providing convenient access thereto, kept, used, maintained, or advertised as, or held out to the public to be a place where sleeping accommodations are furnished to the public, and primarily to those seeking recreation for periods of one day, one week, or longer, and having for rent one or more cottages, rooms, or enclosures.

**Restaurant:** An establishment where food is available to the general public for consumption on the premises.

**Retail Sales:** The act of selling goods to consumers.

**Riding Academies Stable:** A facilities for the housing of horses or ponies, for hire or for private use, where the horses or ponies are boarded and cared for. The facility may also provide riding, jumping, or showing instruction.

**Sales or Service Businesses Dealing Principally with Business, Not Retail, Consumers:** A business where majority of the transaction occur with another business.

**Salvage and Wrecking Yard:** An outdoor facility used by a business engaged in the reclamation of parts or materials from machinery or buildings.

**Satellite Antenna:** A device for the reception of signals from communication satellites.

**School:** A public school including elementary, middle, and secondary school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.

**School Bus Service:** The operation, maintenance, and storage of more than two school buses. The operation must be located on a parcel of land that is ten (10) acres or more, must be located on a hard surface road, unless otherwise approved by the Township Board, and must screen all buses from the public view.

**Screened:** When a structure is built to be placed on a lot or vegetation is planted such that when the structure is built it is visually inconspicuous as viewed from the river during the summer months. Visually inconspicuous means difficult to see or not readily noticeable in summer months.

**Seasonal or Temporary Businesses:** Where the business is an accessory use of the property, and may be utilized for not more than ninety (90) days per calendar year.

**Seasonal Storage:** Where 25% or more of an agricultural building(s) is converted for the purposes of renting or leasing indoor storage space for storing and removing personal property, and where the facility is open to the public in the spring and fall on a limited seasonal basis, an Interim Use Permit for Seasonal Storage shall be required.

**Semi-public Use:** The use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

**Sensitive Resource Management:** The preservation and management of areas unsuitable for development in their natural state due to constraints such as shallow soils over groundwater or bedrock, highly erosive or expansive soils, steep slopes, susceptibility to flooding, or occurrence of flora or fauna in need of special protection.

**Setback:** The minimum horizontal distance between a structure, sewage treatment system, or other facility and an ordinary high water level, sewage treatment system, top of a bluff, road, highway, property line, or other facility. (All dimensions are measured in feet).

**Sewage Treatment System:** A septic tank and soil absorption system or other individual type sewage treatment system as described and regulated in Section 14, Subd. 1, of this ordinance, and/or as described in Sherburne County Ordinances.

**Sewered Areas:** An area that is serviced by a wastewater treatment facility (s), or publicly owned, operated, or supervised centralized septic systems servicing the entire development.

**Sewer System:** Pipelines or conduits, pumping stations, and force main, and all other construction, devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal. Also subject to Sherburne County Ordinances.

**Shooting Range:** Defined in Minnesota Statutes Chapter 87A.

**Shore Impact Zone:** Land located between the ordinary high water level of public water and a line parallel to it at a setback of 50 percent of the structure setback.

**Shoreland:** Land located within the following distances from public waters: 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater. The limits of shorelands may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner of the Minnesota DNR.

**Sign Area:** Projecting or freestanding signs: The area of a freestanding or projecting sign shall be the area of the largest face including its border area. If a sign has an irregular shape or has open spaces within its border, the sign area shall be the area of the smallest single rectangular figure that encloses it. If a freestanding sign or sign structure is constructed so that the faces are not back to back, the angles shall not exceed ten degrees, the total area of both sides added together shall not exceed the maximum allowable sign area for that district.

**Single Family Residence:** A dwelling which is a minimum of twenty four (24) feet wide and a minimum of seven hundred and twenty (720) square feet in main floor area.

**Site-based Business:** Any occupation which is clearly incidental to the principal use of the lot as a single-family dwelling unit, is conducted in a building other than the dwelling or off-site (with the site as a staging area only), is conducted by a resident occupant, and does not change the character of the principal use.

**Solar Farm:** A solar energy system composed of multiple solar panels on ground-mounted rack or poles which is not directly connected to or designed to serve the energy needs of the primary user, but rather for the primary purpose of wholesale sales of generated electricity. Solar Farms include, but are not limited to community solar gardens which are defined as a solar-electric (photovoltaic) array that provides retail electric power (or a financial proxy for retail power) to multiple community members or businesses residing or located off-site from the location of the solar energy system, consistent with the MN Statute § 216B.1641 or its successor statute. Height restrictions may apply pursuant to St. Cloud Airport Municipal Zoning Ordinance and FAA regulations.

**Solar Use:** A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical or chemical means for a household consistent with the Minnesota State Building Code, MN Statute § 326B.121 or its successor statute.

**Steep Slope:** Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this Ordinance. Where specific information is not available, steep slopes are lands having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, that are not bluffs.

**Stormwater Management:** The Sherburne County Stormwater Management and Erosions Control Ordinances and Regulations.

**Structure:** Anything constructed, placed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, decks, detached garages, cabins, manufactured homes, travel trailers/vehicles.

**Subdivision:** Land that is divided for the purpose of sale, rent, or lease, including planned unit developments.

**Temporary Tire and/or Waste Collection and/or Recycling Operations:** A facility where tires are collected and hauled away for reuse and recycling, which is only in operation ninety (90) days per calendar year.

**Temporary Use by Government Entities:** Use by a city, township, county, state or other governmental organization that is only in operation ninety (90) days per calendar year.

**Toe of the Bluff:** Minnesota Administrative Rules 6106.0050, Subpart 77.

**Top of the Bluff:** See: Minnesota Administrative Rules 6106.0050, Subpart 78.

**Town or Town Board:** Haven Town Board.

**Town Hall:** Haven Town Hall.

**Townhouses:** A group of attached single-family dwelling units on a common lot.

**Travel Trailer:** A trailer mounted on wheels that (1) is designed to provide temporary living quarters during recreation, camping or travel (2) does not require a special highway movement permit based on its size or weight when towed by a motor vehicle and (3)

complies with applicable Minnesota Statutes. A Travel Trailer may not be connected to a permanent water or sewer source. A Travel Trailer may not be used as a Dwelling Unit.

**Truck Terminal:** A warehouse and distribution business specializing in the shipment or storage of goods or materials.

**Self-Service Salvage Yard:** A commercial or industrial establishment, also known as a “U-pull” Auto Parts yard, auto recycling facility, or automobile graveyard, where the primary use is the outdoor storage of wrecked, scrapped, dismantled, and inoperable motor vehicles and their parts. The business operates by allowing customers to enter the premises to select, dismantle, and remove parts from the vehicles and purchase those parts from the establishment.

**Variance:** Means a modification of a specific permitted development standard required in an official control including this ordinance to allow an alternative development standard not stated as acceptable in the official control, but only as applied to a particular property for the purpose of alleviating a hardship, practical difficulty or unique circumstance as defined and elaborated upon in a community's respective planning and zoning enabling legislation. Variance is further defined and limited in Minnesota Statutes Chapter 462.

**Warehousing:** The storage of materials, goods, or equipment within an enclosed building as a principal use.

**Water-Oriented Accessory Structure or Facility:** A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

**Wetland:** Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this Ordinance, wetlands must (1) have a predominance of hydric soils; (2) be inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and (3) under normal circumstances, support a prevalence of hydrophytic vegetation.

"A wetland" or "the wetland" means a distinct hydrologic feature with characteristics of the preceding paragraph, surrounded by non-wetland and including all contiguous wetland types except those connected solely by riverine wetlands. "Wetland are" means a portion of "a wetland" or "the wetland."

Wetlands do not include public waters wetlands and public waters that are designated on the public waters inventory maps prepared under Minnesota Statutes, Section 103G.201.

**Wholesaling:** The selling of goods, equipment, or materials to another business that in turn sells to other customers.

**Wooded:** A tract of land that has mature trees (trees at least 18 feet tall from ground to the top of the canopy and with a trunk diameter of not less than five inches at 4 feet off the ground) with a tree canopy covering over at least 75 percent of the land.

**Zoning District:** An area or areas within the limits of the Haven Township for which the regulations and requirements governing land use are uniform, as defined in the October 18, 2010 Orderly Annexation Agreement between Haven Township and the City of St. Cloud.

**Wind Power Management, generally:** The oversight of any system designed to convert the energy of wind movement into mechanical or electrical energy.

**Wind Power Management (Hobbyist):** The oversight of any system designed to convert the energy of wind movement into mechanical or electrical energy, when used for personal use or to supplement commercial grid supplied electricity. The system may be connected to the commercial electrical grid and electricity sold.

**Wind Power Management (Commercial):** The oversight of any system designed to convert the energy of wind movement into mechanical or electrical energy, when used for the primary purpose of creating energy for a business to then sell to customers.

**Yard Waste Composting:** The composting of grass clipping and leaves in a privately owned yard.

## **SECTION 6 - CLASSIFICATION OF DISTRICTS**

### **Subdivision 1: Districts**

For the purpose of this Ordinance, Haven Township is hereby divided into classes of districts which will be designated as follows:

1. Agricultural District (A)
2. Commercial District (C)
3. Commercial 2 District (C2)
4. Industrial District (I)
5. Scenic River District (SR)

### **Subdivision 2: Zoning Map**

The location and boundaries of the Districts established by this Ordinance are hereby set forth on the zoning maps. Said maps, known as the "Township Zoning Maps," and consisting of sheets and all notations, references and data shown thereon, are hereby incorporated by reference into this Ordinance and shall be as much a part of it as if all were fully described herein. It shall be the responsibility of the Zoning Administrator to maintain said maps, and amendments thereto shall be recorded on said Zoning Maps within thirty days after official publication of amendments. The official Zoning Maps shall be kept on file at the Town Hall.

### **Subdivision 3: District Boundaries**

The boundaries between districts are, unless otherwise indicated, the center lines of highways, roads, streets or railroad rights-of-way or such lines extended or lines parallel or perpendicular thereto, or section, half-section, quarter-section, quarter-quarter-section or other fractional section lines of the United States public land surveys, as established by law.

## **SECTION 7 - AGRICULTURAL DISTRICT**

### **Subdivision 1: Purpose**

The purpose of the Agricultural District is to preserve for farming those locations that have soils which, when properly managed, are capable of high crop yields, to prevent scattered non-farm growth, and to protect from deleterious influences those farms locations that have high investments in buildings, equipment or irrigation, and to stabilize increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools. All uses must be listed as either Permitted Uses or Interim Use Permits, or they shall not be allowed within the Agricultural Zoning District.

### **Subdivision 2: Permitted Uses**

1. Agricultural Uses
2. Day Care
3. Parks
4. Single-Family Residence

### **Subdivision 3: Interim Uses**

Land in the Agricultural District may be used for any of the following purposes only with the issuance of an Interim Use Permit. Refer to Section 12 for a description of the requirements for each of these Interim Uses.

1. Asphalt and Concrete Mixing Plants, Portable and Permanent
2. Auction Business
3. Bed and Breakfast Establishment
4. Campgrounds, Recreational
5. Cannabis Cultivation (Indoor or Outdoor)
6. Cannabis Delivery
7. Cannabis Events
8. Cannabis Medical Combination (Cultivate or Manufacture)

9. Cannabis Mezzobusiness (Cultivate or Manufacture)
10. Cannabis Microbusiness (Cultivate or Manufacture)
11. Cannabis Transporter
12. Commercial Kennel
13. Contractors' Yard
14. Farm Related Business
15. Home Occupation
16. Licensed Vehicle Sale or Leasing
17. Mining
18. Nursery, Retail
19. Occasional Special Event
20. Personal Storage Structure
21. Place of Worship
22. Recreational Activity
23. Riding Academies Stable, and Similar Uses
24. Seasonal Storage
25. Solar Use
26. Temporary Tire and/or Waste Collection and/or Recycling Operations
27. Temporary Use by Government Entities
28. Wind Power Management (Hobbyist)
29. Yard Waste Composting

**Subdivision 4: Accessory Uses**

1. Personal Storage Structure.

2. Living quarters in the principal farm dwelling of persons employed on the farm.
3. Other uses customarily incidental and subordinate to a Permitted Use, in the opinion of the Town Board.

**Subdivision 5: Dimensional Regulations** (All dimensions are measured in feet)

1. Minimum Lot Sizes: 1 per 1/4 1/4 Section, or 40 contiguous acres +/-.

In the Agricultural District when a portion of a property is rezoned and platted to either Commercial or Industrial, the remainder of the property not platted may continue to be metes and bounds provided that it stays in the Ag District and is at least twenty (20) acres.

- |                 |  |
|-----------------|--|
| Housing Density | 1 single family residence per lot  |
| Lot Density:    | 5 acre lot density that can only be subdivided as a simple plat, in wooded areas only. |
2. Minimum Lot Dimensions:
 

Width:	300 (measured at the building setback line)
Depth:	300
  3. Minimum Setbacks, Principal or Accessory Structures:

**Unplatted parcels:**

Front, Unplatted (from centerline):	
Township Road:	100
County Road:	100
County State-Aid Highway:	130
Highways 10:	200 of centerline of closest traveled lane or 80 from centerline of service road, whichever is greater
Side or rear, unplatted parcels abutting agricultural land:	
Side:	50
	10*, if lot in question and adjoining lot are 5 acres or less
Rear:	25, if lot is 5 acres or less and does not abut agricultural land
County Ditch (from top of ditch bank):	50

**Platted Lots:** (The Town has no obligation to accept the dedication of any new road.)  
 Front, Platted Lots (from right-of-way):

Township Road:	67
County Road:	50
County State-Aid Hwy.:	70
Highway 10:	100
Interior Side:	20*
Side or rear:	25, if not abutting agricultural land
Side or rear, non-farm housing abutting agricultural land (if platted after June 6, 1995):	250
Side or rear, accessory structures abutting agricultural land:	50
County ditch (from top of ditch bank):	50
Pipeline Easements/Right of Way:	50
Air Navigation and other government, non-road right-of-way easements:	50

- *Author's note: If property owner is proposing to go closer than 20 feet from side lot line, applicant will either need a survey or a signed statement from a neighbor stating they both agree on the property line, then you may be only as close as 10 feet.*

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

In all cases the Town Zoning Administrator or County Building Official may require a survey to assure compliance with this Ordinance.

4. Maximum Building Heights:  
Dwellings: 2-1/2 stories or 35 feet, whichever is less

Agricultural Structures and Accessory Structures, on a non-platted parcel and with fewer than four homes in a quarter/quarter section: No restriction

Accessory Structures in platted and parcels with four or more homes within a quarter/quarter section: 2-1/2 stories or 35 feet, whichever is less

5. Maximum Building Depth Below Grade: Set lowest floor at Lowest Floor Elevation (LFE) or minimum three (3) feet above mottling, whichever is higher. If no LFE is established, set lowest floor minimum three (3) feet above mottling.

**Subdivision 6: Road Intersections**

Road intersections and highway accesses shall conform to the Sherburne County Transportation Plan, and applicable Town Ordinances.

**Subdivision 7:           General Regulations**

Additional regulations for signs, septic systems, accessory buildings, fences, manufactured homes, and site plan reviews are presented in Section 14, General Regulations. In no case will Haven Township accept the dedication of or responsibility for any drainage system.

## **SECTION 8 - COMMERCIAL DISTRICT**

### **Subdivision 1: Purpose**

The purpose of the Commercial District is to provide locations for retail and service businesses. This District is intended to be located along a State or Federal Highway, County Road or County State-Aid Highway.

All uses must be listed as either Permitted Uses or Interim Use Permits, or they shall not be allowed within the Commercial Zoning District.

### **Subdivision 2: Permitted Uses**

1. Agricultural Uses
2. Automobile Service Stations
3. Automobile Mechanical and/or Body Repair Shops
4. Day Care Center
5. Licensed Vehicle Sales or Leasing Lot
6. Mini Storage
7. Motel
8. Office-Showroom Buildings
9. Pawnbroker
10. Restaurant
11. Retail Sales
12. Seasonal Storage
13. Wind Power Management (Hobbyist)

### **Subdivision 3: Interim Uses**

Land in the Commercial District may be used for any of the following purposes only with the issuance of an Interim Use Permit. Refer to Section 12 for a description of the requirements for each of these Interim Uses:

1. Asphalt and Concrete Mixing Plants, Portable and Permanent
2. Auction Business
3. Cannabis Cultivation (Indoor or Outdoor)
4. Cannabis Delivery
5. Cannabis Events
6. Cannabis Manufacturing
7. Cannabis Medical Combination (Retail, Cultivate or Manufacture)
8. Cannabis Mezzobusiness (Retail, Cultivate or Manufacture)
9. Cannabis Microbusiness (Retail, Onsite Consumption, Cultivate or Manufacture)
10. Cannabis Retail
11. Cannabis Testing Facility
12. Cannabis Transporter
13. Cannabis Wholesale
14. Commercial Kennels
15. Light Industry
16. Occasional Special Event
17. Permanent Municipal, Township, or County Structure
18. Personal Storage Structure
19. School Bus Service
20. Seasonal or Temporary Business
21. Temporary Use by Government Entities
22. Event Center

**Subdivision 4: Accessory Uses**

1. Essential public or private utilities
2. Other uses customarily incidental and subordinate to a Permitted or Interim Use, in the opinion of the Town Board.

**Subdivision 5: Dimensional Regulations** (All dimensions are measured in feet)

1. Minimum Lot Size: 40 acres or 22,500 square feet if platted
2. Minimum Lot Dimensions (All Land Uses):
  - Width: 150 (measured at the setback line)
  - Depth: 150
3. Minimum Setbacks, Principal or Accessory Structures:

**Unplatted parcels:**

- Front, unplatted (from centerline): 100
- Township Road: 100
- County State-Aid Highway: 130
- Highway 10: 200 of centerline of closest traveled lane or road
- 80 from centerline of service road
- Side or rear of unplatted parcels: 20
- County ditch (from top of ditch bank): 50

**Platted Lots:** (The Town has no obligation to accept the dedication of any new road.)

- Front, platted lots (from right-of-way): 67
- Township Road: 67
- County Road: 50
- County State-Aid Highway: 70
- Highway 10: 100
- Interior Side: 20
- Rear: 20
- Side or rear, abutting a site currently used for:
  - Housing: 50
  - County ditch (from top of ditch bank): 50

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

In all cases the Town Zoning Administrator or County Building Official may require a survey to assure compliance with this Ordinance.

4. Minimum Setbacks, Commercial Driveways or Parking Areas:
- |               |    |
|---------------|----|
| Front:        | 10 |
| Side or Rear: | 10 |

These setbacks are measured from the right-of-way or easement of the public road

5. Maximum Building Heights:

Commercial buildings:	2-1/2 stories or 35 feet
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6. Maximum Building Depth Below Grade:

Set lowest floor at Lowest Floor Elevation (LFE) or minimum three (3) feet above mottling, whichever is higher. If no LFE is established, set lowest floor minimum three (3) feet above mottling.

**Subdivision 6: Screening Requirements**

Any commercial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or a berm to the satisfaction of the Township Planning Commission.

If a commercial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings and/or a berm to the satisfaction of the Township Planning Commission.

**Subdivision 7: Access Requirements**

The location of any driveway from a public road shall require approval by the Township Board or other applicable road authority.

**Subdivision 8: General Regulations**

Additional regulations for signs, septic systems, accessory buildings, fences and site plan reviews are presented in Section 14, General Development Regulations. In no case will Haven Township accept responsibility for or the dedication of any drainage system.



## **SECTION 9 - INDUSTRIAL DISTRICT**

### **Subdivision 1: Purpose**

The purpose of the Industrial District is to provide locations for industrial development adjacent to existing industrial development and along a federal, state, county or Town road or in locations consistent with a City land use plan.

All uses must be listed as either Permitted Uses or Interim Use Permits, or they shall not be allowed within the Industrial Zoning District.

### **Subdivision 2: Permitted Uses**

1. Agricultural Use
2. Automobile Mechanical and/or Body Repair shops
3. Licensed Vehicle Sales or Leasing Lot
4. Manufacturing, compounding, processing, packaging, treatment or assembly of products and materials
5. Mini Storage
6. Office-Showroom Building
7. Sales or service businesses dealing principally with business, not retail, customers
8. Warehousing and Seasonal Storage
9. Wholesaling
10. Wind Power Management (Hobbyist)

### **Subdivision 3: Interim Uses**

1. Asphalt and Concrete Mixing Plants, Portable and Permanent
2. Auction Business
3. Cannabis Cultivation (Indoor or Outdoor)
4. Cannabis Delivery

5. Cannabis Events
6. Cannabis Manufacturing
7. Cannabis Medical Combination (Retail, Cultivate or Manufacture)
8. Cannabis Mezzobusiness (Retail, Cultivate or Manufacture)
9. Cannabis Microbusiness (Retail, Onsite Consumption, Cultivate or Manufacture)
10. Cannabis Testing Facility
11. Cannabis Transporter
12. Cannabis Wholesale
13. Commercial Kennels
14. Contractor's Yard
15. Mining
16. Occasional Special Event
17. Permanent Municipal, Township, or County Structures
18. Personal Storage Structure
19. Recycling operations for non-hazardous waste
20. Seasonal or temporary businesses
21. Temporary Use by Government Entities
22. Salvage Yard
23. Self-Service Salvage Yard

**Subdivision 4: Accessory Uses**

Uses customarily incidental and subordinate to a Permitted or Interim Use, in the opinion of the Town Board.

**Subdivision 5: Dimensional Regulations (All dimensions are measure in feet)**

1. Minimum Lot Size 40 acres or 30,000 square feet if platted
2. Minimum Lot Dimensions (All Land Uses):
  - Width: 150 (measured at the setback line)
  - Depth: 200

3. Minimum Setbacks, Principal or Accessory Structures:  
**Unplatted Parcels:**

Front, Unplatted (from centerline):	
Township Road:	100
County Road:	100
County State-Aid Highway:	130
Highway 10: traveled from centerline of service	200 of centerline of closest lane or 80 road
Side or rear for unplatted parcels:	50
County Ditch (from top of ditch bank)	50

**Platted Lots:** (The Town has no obligation to accept the dedication of any new road.)

Front, platted lots (from right-of-way):

Township Road:	67
County Road:	50
County State-Aid Highway:	70
Highway 10:	100
Interior Side:	20
Rear:	20
Side or rear, abutting a site currently used For housing:	50
County ditch (from top of ditch bank):	50

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

The Town Zoning Administrator or County Building Official may require a survey to assure compliance.

4. Minimum Setbacks, Industrial Driveways or Parking Areas:
  - Front: 20
  - Side or Rear: 10

5. Maximum Building Heights: 35 feet except for exceptions listed in Section 16 of this Ordinance.
6. Maximum Building Depth below Grade: Set lowest floor at Lowest Floor Elevation (LFE) or minimum three (3) feet above mottling, whichever is higher. If no LFE is established, set lowest floor minimum three (3) feet above mottling.

**Subdivision 6: Screening Requirements**

1. Any industrial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or berms to the satisfaction of the Town Board.

If an industrial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings and/or berms to the satisfaction of the Town Board.

2. Any outdoor storage or display of goods, materials, or damaged vehicles awaiting body repair shall be screened from view from any non-industrial zones (except farm fields) to the satisfaction of the Town Board using a combination of fencing, coniferous and deciduous plantings and/or berms.

**Subdivision 7: Access Requirements**

1. The location of any driveway from a public road shall require approval by the Town Board or other appropriate road authority.

**Subdivision 8: General Regulations**

Additional regulations for signs, septic systems, accessory buildings, fences and site plan reviews are presented in Section 14, General Development Regulations. In no case will Haven Township accept responsibility for or dedication of any drainage system

## **SECTION 10 - COMMERCIAL 2 DISTRICT**

### **Subdivision 1: Purpose**

The purpose of the Commercial 2 District is to provide locations for retail and service businesses, with limited additional interim uses not allowed in the Commercial District. This District is intended to be located along a State or Federal Highway, County Road or County State-Aid Highway.

All uses must be listed as either Permitted Uses or Interim Use Permits, or they shall not be allowed within the Commercial 2 Zoning District.

### **Subdivision 2: Permitted Uses**

1. Agricultural Uses
2. Automobile Service Stations
3. Automobile Mechanical and/or Body Repair Shops
4. Day Care Center
5. Licensed Vehicle Sales or Leasing Lot
6. Mini Storage
7. Motel
8. Office-Showroom Buildings
9. Pawnbroker
10. Restaurant
11. Retail Sales
12. Seasonal Storage
13. Wind Power Management (Hobbyist)

### **Subdivision 3: Interim Uses**

Land in the Commercial District may be used for any of the following purposes only with the issuance of an Interim Use Permit. Refer to Section 12 for a description of the requirements for each of these Interim Uses:

1. Asphalt and Concrete Mixing Plants, Portable and Permanent
2. Auction Business
3. Cannabis Cultivation (Indoor or Outdoor)
4. Cannabis Delivery
5. Cannabis Events
6. Cannabis Manufacturing
7. Cannabis Medical Combination (Retail, Cultivate or Manufacture)
8. Cannabis Mezzobusiness (Retail, Cultivate or Manufacture)
9. Cannabis Microbusiness (Retail, Onsite Consumption, Cultivate or Manufacture)
10. Cannabis Testing Facility
11. Cannabis Transporter
12. Cannabis Wholesale
13. Commercial Kennels
14. Light Industry
15. Occasional Special Event
16. Permanent Municipal, Township, or County Structure
17. Personal Storage Structure
18. Salvage Yard
19. School Bus Service
20. Seasonal or Temporary Business
21. Temporary Use by Government Entities
22. Self-Service Salvage Yard

**Subdivision 4: Accessory Uses**

1. Essential public or private utilities
2. Other uses customarily incidental and subordinate to a Permitted or Interim Use, in the opinion of the Town Board.

**Subdivision 5: Dimensional Regulations** (All dimensions are measured in feet)

1. Minimum Lot Size: 40 acres or 22,500 square feet if platted
2. Minimum Lot Dimensions (All Land Uses):
  - Width: 150 (measured at the setback line)
  - Depth: 150

3. Minimum Setbacks, Principal or Accessory Structures:

**Unplatted parcels:**

- Front, unplatted (from centerline): 100
  - Township Road: 100
  - County State-Aid Highway: 130
    - Highway 10: 200 of centerline of closest traveled lane or 80 from centerline of service road
- Side or rear of unplatted parcels: 20
- County ditch (from top of ditch bank): 50

**Platted Lots:** (The Town has no obligation to accept the dedication of any new road.)

- Front, platted lots (from right-of-way): 67
  - Township Road: 67
  - County Road: 50
- County State-Aid Highway: 70
  - Highway 10: 100
  - Interior Side: 20
  - Rear: 20
- Side or rear, abutting a site currently used for:
  - Housing: 50
- County ditch (from top of ditch bank): 50

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

In all cases the Town Zoning Administrator or County Building Official may require a survey to assure compliance with this Ordinance.

- 4. Minimum Setbacks, Commercial Driveways or Parking Areas:
  - Front: 10
  - Side or Rear: 10

These setbacks are measured from the right-of-way or easement of the public road

- 5. Maximum Building Heights:
  - Commercial buildings: 2-1/2 stories or 35 feet

- 6. Maximum Building Depth Below Grade:
  - Set lowest floor at Lowest Floor Elevation (LFE) or minimum three (3) feet above mottling, whichever is higher. If no LFE is established, set lowest floor minimum three (3) feet above mottling.

**Subdivision 6: Screening Requirements**

Any commercial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or a berm to the satisfaction of the Township Planning Commission.

If a commercial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings and/or a berm to the satisfaction of the Township Planning Commission.

**Subdivision 7: Access Requirements**

The location of any driveway from a public road shall require approval by the Township Board or other applicable road authority.

**Subdivision 8: General Regulations**

Additional regulations for signs, septic systems, accessory buildings, fences and site plan reviews are presented in Section 14, General Development Regulations. In no case will Haven Township accept responsibility for or the dedication of any drainage system.

# SECTION 11 - MISSISSIPPI SCENIC RIVER ORDINANCE

- Subdivision 1: Policy and Authorization
- Subdivision 2: Title
- Subdivision 3: Purpose
- Subdivision 4: General Provisions
- Subdivision 5: Land Use District Provisions
- Subdivision 6: Uses within the Land Use Districts
- Subdivision 7: Sewage Treatment Systems
- Subdivision 8: Landscape Alterations
- Subdivision 9: Land Subdivision
- Subdivision 10: Administration
- Subdivision 11: Agricultural District Overlay

## **Subdivision 1: Policy and Authorization**

An ordinance for the controlling of bluff land and river land development, in order to protect and preserve the outstanding scenic, recreational natural, historical and scientific values of the Mississippi in Haven Township, Minnesota, as required by Minnesota Statutes, Section 104.31 - 104.40, Minnesota Administrative Rules Chapter 6105, the Management Plans for the Mississippi (Minnesota Administrative Rules 6105.0070).

To the fullest extent allowed by law Sherburne County will regulate land uses in the Mississippi Scenic River District. Where Haven Township Ordinances are more restrictive than Sherburne County Ordinances, Haven Township's more restrictive Ordinances shall control.

## **Subdivision 2: Title**

**Short Title.** This ordinance shall be known, cited and referred to as the Haven Township Mississippi Scenic River Ordinance; except as referred to herein, where it shall be known as, "This Ordinance".

## **Subdivision 3: Purpose**

This ordinance is adopted to achieve the policy of Subdivision 1 and to:

1. Designate land use districts along the bluff land and shoreline of the Mississippi.
2. Regulate the area of a lot, and the length of the bluff land and water frontage suitable for building sites.
3. Regulate the setback of structures and sanitary waste treatment facilities from bluff lines and shorelines to protect the existing and/or natural scenic values, vegetation, soils, water

quality, floodplain areas, and bedrock from disruption by man-made structures or facilities.

4. Regulate alterations of the natural vegetation and topography.
5. Maintain property values and prevent poorly planned development.
6. Conserve and protect the natural scenic values and resources of the Mississippi and Rum Rivers and maintain a high standard of environmental quality.

#### **Subdivision 4: General Provisions**

1. **Jurisdiction.** The Jurisdiction of this ordinance shall include all unincorporated land designated within the Mississippi River land use districts within the OAA of Haven Township as shown on the official Haven Township Zoning Map.
2. **Compliance.** The use of any land within the Mississippi Rivers land use districts(s); the size and shape of lots; the use and location of structures on lots; the installation and maintenance of waste disposal facilities; the filling, grading, lagooning, or dredging of any river area; the cutting of vegetation or alteration of the natural topography within the district; and the subdivision of land shall be in full compliance with the terms of this ordinance and other applicable regulations. Permits from the Zoning Administrator are required by this ordinance and the Haven Township Zoning Ordinance for the construction of buildings, public or private sewage treatment systems, the grading and filling of the natural topography and erection of signs within the Mississippi River Scenic land use district(s).
3. **Rules:**
  - A. It is not intended by this ordinance to repair, abrogate or impair any existing easement, covenants, deed restrictions, or land use controls. Where this ordinance imposes greater restrictions, the provision of this ordinance shall prevail.
  - B. In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, and shall not be deemed a limitation or repeal of any powers or rights granted by Minnesota Statutes.
  - C. The provisions of this ordinance shall be severable, and the invalidity of any paragraph, subparagraph, or subdivision thereof shall not make void any other paragraph, subparagraph, subdivision or any other part. If any court of competent jurisdiction shall adjudge invalid any provision of this ordinance or the application of this ordinance to a particular property, building or other structure, such judgment shall not affect any other provision of this ordinance or any other property, building or structure not specifically included in said judgment.

**Subdivision 5: Land Use District Provisions**

**1. Designation of Districts:**

A. In order to preserve and protect the Mississippi Rivers and its adjacent lands which possess outstanding scenic, recreational, natural, historical, scientific and similar values; the Mississippi River in Haven Township has been given the Scenic River classification and the use and classification of the rivers and its adjacent lands are hereby designated by land use zoning districts, which are shown on the Haven Township Zoning Map and shall be as follows:

- 1. Scenic River Management Zone: That part of Haven Township, within the OAA, lying within the following area:

All lands within Mississippi River which are between the State Highway #24 bridge at Clearwater and the St. Cloud City limits as identified in Minnesota Administrative Rules 6105.0830.

**2. Minimum area, setbacks and other requirements:**

A. The following chart sets forth the minimum area, setbacks, and other requirements of each district:

**Scenic**

1.	Minimum lot size above high water mark	40 acres or 5 acres if platted
2.	Lot width at building line	250'
3.	Lot width at ordinary high water mark	250'
4.	Building setback from ordinary high water mark	150'
5.	Building setback from bluff line	30'
6.	On-site sewage treatment system setback from Ordinary high water mark	100'
7.	Maximum structure height*	35'
8.	Controlled vegetative cutting area	150'
9.	Setback from ordinary high water mark	30'
10.	Interior Side Setback	25'
11.	Road Setback	70' from federal, state or county trunk highway right-of-way 67' from town road

\*Does not apply to structures used for agricultural purposes.

The Town Zoning Administrator and County Building Official may require a survey to assure set back compliance.

- B. No structure shall be placed on any slope greater than 13 % (13 feet vertical rise in 100' horizontal distance) unless such structures can be screened and sewage disposal system facilities can be installed so as to comply with the Sewage Treatment System provisions of Subdivision 7.
- C. No structure shall be placed in any floodway. Structures proposed within a floodplain shall be consistent with the statewide Standards and Criteria for Management of Floodplain Areas of Minnesota (Minnesota Administrative Rules Chapter 6120) and define in the Sherburne County Land Use Ordinances.

3. **Substandard Lots:**

- A. Lots of record, as of July 5<sup>th</sup>, 1994 and recorded in the office of the Sherburne County Recorder which do not meet the dimensional requirements of this ordinance shall be allowed as building sites, provided: such use is permitted in the land use district; the lot was in separate ownership on the date of enactment of this ordinance; and all sanitary and dimensional requirements are complied with, as practicable.
- B. If in a group of contiguous lots under a single ownership, any individual lot does not meet the lot width minimum requirements of this Ordinance, such individual lot cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots under the same ownership so that the combination of lots will equal one or more parcels of land each meeting the lot width requirements of this ordinance, except that such lots which are 50 percent or more of the lot width standards of these regulations may be considered as a separate parcel of land for the purpose of sale or development, if on-site sewage treatment systems can be installed so as to comply with this ordinance.

**Subdivision 6: Uses within the Land Use Districts**

- 1. **Purpose:** The purpose of establishing standards and criteria for uses in the Mississippi River land use district shall be to protect and preserve existing natural, scenic, historical, scientific, and recreational values, to maintain proper relationships between various land use types, and to prohibit new residential, commercial, or industrial uses that are inconsistent with the standards and criteria for Scenic Rivers.
- 2. **Permitted and Interim Uses:**
  - A. In the following table of uses "P" means Permitted Use, "I" means Interim Use and "N" means Non-permitted Use. Certain of the following uses are subject to the zoning dimension provisions and sewage treatment system provisions of Subdivisions 5 and 7 of this District. All of the following uses are subject to the vegetative cutting provisions of Subdivision 8 of this District.

## LAND USE DISTRICTS

1.	Governmental campground, subject to management plan specifications	P
2.	Private campgrounds, subject to management plan specifications	I
3.	Public accesses, road access type with boat launching facilities subject to management plan specifications	P
4.	Public accesses, trail access type, subject to management plan specifications	P
5.	Temporary docks	I
6.	Other governmental open space recreational uses, subject to management plan specifications	P
7.	Other private open space recreational uses, subject to management plan specifications	I
8.	Agricultural uses	P
9.	Single family residential uses	P
10.	Forestry uses	P
11.	Essential services	I
12.	Sewage disposal systems	P
13.	Private roads and minor public streets	P
14.	Signs approved by federal state or local government which are necessary for public health and safety and signs indicating areas that are available or not available for public use	P
15.	Signs not visible from the river that are not specified in (14). In accordance with Section 14 of Haven Township Zoning Ordinance.	P
16.	Governmental resource management for improving fish and wildlife habitat; wildlife management areas; nature areas; accessory roads	P
17.	Underground mining that does not involve surface excavation in the land use district	N
18.	Utility transmission power lines and pipelines subject to the conditions and criteria of Minnesota Regulations NR 79 (i)	I
19.	Public roads, subject to the conditions and criteria of Minnesota Regulations NR 79 (i) <b>Note:</b> Haven Township is not obligated to accept the dedication of any public road right of way.	I
20.	Churches and graveyards	I
21.	Private or commercial kennels	N
22.	Solar Farms	N
23.	Mining – Excavation	N

All uses not listed as permitted or interim uses shall not be allowed within the applicable land use districts.

### Subdivision 7: Sewage Treatment Systems

1. Any premises intended for human occupancy must provide for an adequate method of sewage treatment. Public or municipal collection and treatment facilities must be used

where available and feasible. Where public or municipal facilities are not available, all on-site individual sewer treatment systems shall conform to the minimum standards and administrative procedures set forth in the Haven Township Zoning Ordinance and the minimum standards of the Minnesota Pollution Control Agency, Sherburne County and the Minnesota Department of Health.

2. No person, firm, or corporation shall install, alter, repair or extend any individual sewer disposal system without first obtaining a permit for such from the Sherburne County for the specific installation, alteration, repair, or extension.

**Subdivision 8: Landscape Alterations**

**1. Vegetative Cutting:**

A. General Provisions, within designated setback areas:

1. Clear cutting except for any authorized public services such as roads and utilities, shall not be permitted.
2. Selective cutting of trees in excess of four inches in diameter at breast height shall be permitted providing cutting is spaced in several cutting operations and a continuous tree cover is maintained.
3. The cutting provisions of Subdivision 8, Subsection 2, shall not be deemed to prevent:
  - (a) The removal of diseased or insect infested trees, or of rotten or damaged trees that present safety hazards.
  - (b) Pruning understory vegetation, shrubs, plants, brush, grass, or from harvesting crops or cutting suppressed trees or trees less than four inches in diameter at breast height.

B. Clear Cutting: Clear cutting anywhere in the designated land use district on the Mississippi River is subject to the following standards and criteria:

1. Clear cutting shall not be used as a cutting method where soil, slope, or other watershed conditions are determined by the zoning authority to be fragile and subject to severe erosion and/or sedimentation.
2. Clear cutting shall be conducted only where clear-cut blocks, patches or strips are, in all cases, shaped and blended with the natural terrain.
3. The size of clear cut blocks, patches or strips shall be kept at a minimum necessary.

4. Where feasible all clear cuts shall be conducted between September 15 and May 15. If natural regeneration will not result in adequate vegetative cover, areas in which clear cutting is conducted shall be replanted to prevent erosion and to maintain the aesthetic quality of the area. Where feasible, replanting shall be performed in the same spring, or the following spring.

2. **Grading, Mining, Filling, Alterations of the Beds of Public Waters:**

- A. Any grading and filling work done within the designated land use districts(s) of this ordinance shall require an Interim Use Permit, at a minimum, comply with the following:
  1. Grading, mining and filling of the natural topography which is not accessory to a permitted or interim use shall not be permitted in the land use district(s).
  2. Grading, mining and filling of the natural topography which is accessory to a permitted or interim use shall not be conducted without a grading and filling permit from the zoning authority. A grading and filling permit may be issued only if the conditions of Subdivision 8, Subsection 2, and other appropriate rules and ordinances, are met.
  3. Grading, mining and filling of the natural topography shall be performed in a manner which minimizes earthmoving, erosion, tree clearing, and the destruction of natural amenities.
  4. Grading, mining and filling of the natural topography shall also meet the following standards:
    - (a) The smallest amount of bare ground is exposed for as short a time as feasible.
    - (b) Temporary ground cover such as mulch is used and permanent ground cover, such as sod is planted.
    - (c) Methods to prevent erosion and to trap sediment are employed.
    - (d) Fill is stabilized to accept engineering standards.
- B. Excavation or mining of material from or filling in a Scenic River, or construction of any permanent structures or navigational obstructions therein is prohibited unless authorized by a permit from the Town Zoning Administrator and Minnesota Commissioner of DNR.
- C. Drainage or filling in of wetlands is not allowed within the land use district(s) designated by this ordinance.

**Subdivision 9: Land Subdivision**

**1. Land Suitability:**

- A. No land shall be subdivided which is determined by the Haven Township Board of Supervisors, to be unsuitable by reason of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply or sewage treatment capabilities or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or the community.
- B. The provisions otherwise set forth in this ordinance and in the Haven Township Subdivision Ordinance shall apply to all plats.
- C. No new public or private roads may be established as part of any subdivision.
- D. Haven Township will not accept responsibility for or dedication of any drainage system. Haven Township is not obligated to accept the dedication of any public road right of way.

**Subdivision 10: Administration**

**1. Organization Provisions:**

- A. The provisions of this ordinance shall be administered by the Haven Township Zoning Administrator.
- B. The Board of Adjustment of Haven Township shall act upon all questions as they arise in the administration of this ordinance; to hear and decide appeals; and to review any order, requirements, decisions or determination made by the Zoning Administrator, who is charged with enforcing this ordinance as provided by Minnesota Statutes.
- C. Permit fees and inspection fees as may be established by resolution of the Haven Township Board shall be collected by the Zoning Administrator for deposit with Haven Township and credited to the appropriate general fund.

**2. Nonconforming Uses, Substandard Uses:**

- A. Nonconforming Uses. Uses which are prohibited by this ordinance but which were in existence prior to July 5, 1994 shall be non-conforming uses. Such uses shall not be intensified, enlarged, or expanded beyond the permitted or delineated boundaries of the use or activity as stipulated in most current permits issued prior to the adoption of this ordinance.

- B. **Nonconforming Sanitary Systems.** All sanitary facilities inconsistent with the performance standards of Section 14 of the Haven Township Zoning Ordinance and the minimum standards of the Minnesota Pollution Control Agency, Sherburne County and the Minnesota Department of Health shall be brought into conformity or discontinued with five (5) years of the date of enactment of this or other applicable ordinances.
- C. **Substandard Uses.** All uses in existence prior to July 5, 1994, which were permitted uses within this land use district, but do not meet the minimum lot area, setbacks or other dimensional requirements of this ordinance are substandard uses. All substandard uses, except for substandard signs, shall be allowed to continue subject to the following conditions and exception:
  - 1. Any structural alteration or addition to a substandard use which will increase the substandard dimensions shall not be allowed.
  - 2. Substandard signs shall be gradually eliminated over a period of this not to exceed five (5) years from the date of the enactment of this ordinance.
  - 3. Where a setback pattern from the ordinary high watermark has already been established on both sides of a proposed building site, the setback of the proposed structure may be allowed to conform to that pattern. This provision shall apply to lots which do not meet the minimum lot width requirements (Subdivision 5 of this ordinance).

3. **Plats:**

- A. Copies of all plats within the boundaries of the Mississippi River Land Use District(s) shall be forwarded to the Commissioner of the DNR within ten (10) days of approval by Haven Township.
- B. **Inconsistent Plats:** Approval of a plat which is inconsistent with this ordinance is permissible only if the detrimental impact of the inconsistency is more than overcome by other protective characteristics of the proposal.
- C. All inconsistent plats approved by Haven Township must be reviewed in accordance with this ordinance.

4. **Interim Use Permit Review:**

- A. A copy of all notices of any public hearing, or where a public hearing is not required, a copy of the application to consider issuance of an Interim Use permit shall be sent so as to be received by the Commissioner of the DNR at least ten (10) days prior to such hearings or meeting to consider issuance of

an interim use permit. A copy of the decision shall be forwarded to the Commissioner of the DNR within ten (10) days of such action.

5. **Approval by Commissioner:**

A. Certain land use decisions which directly affect the use of land within the designated land use districts and involve any of the following actions must be approved by the Minnesota Commissioner of the DNR these include:

1. Adopting or amending an ordinance regulating the use of land including rezoning of particular tracts of land.
2. Granting a variance from a provision of this ordinance which relates to the zoning dimension provisions of Subdivision 5 of this ordinance.
3. Approving a plat which is inconsistent with the local land use ordinance.

B. Review Procedure:

1. A copy of all notices of any public hearings, or where a public hearing is not required, a copy of the application to consider zoning amendments, variances, or inconsistent plats under local ordinance shall be sent so as to be received by the Commissioner of the DNR at least ten (10) days prior to such hearings or meetings to consider such actions. The notice of application shall include a copy of the proposed ordinances or amendment.
2. The action of Haven Township shall become effective when and only when either:
  - (a) The action has previously received approval from the Commissioner;
  - (b) Haven Township receives approval after its final decision;  
or
  - (c) Thirty (30) days have elapsed from the day the Commissioner received notice of the final decision, and no response has been sent by the Commissioner of the DNR; or
  - (d) The Commissioner of the DNR certifies his approval within 30 days after conducting a public hearing.

6. **Permits:** The following table summarizes the permit and certification process within the land use districts designated by this ordinance.

**Scenic Land Use District Permits**

**Action Necessary**

Building Permits	SC
Sign Construction Permits	LP
Septic Permits	SC
Water Supply Permits	SC
Grading, Filling Permits	LP
Interim Use Permits	PH - FD
Amendments to Ordinance	PH - AC
Amendments of District Boundary*	PH - AC
Inconsistent Plat	PH - AC
Variances	PH - AC
Plats	PH (Notification not required) – FD

LP: Permit issued by Haven Township in accordance with this ordinance and all other Township ordinances.

SC: Sherburne County

AC: Approval by the Commissioner of Natural Resources prior to final local approval.

PH: Public hearing necessary by the local authority giving 10 days notice of the hearing to the Commissioner of Natural Resources.

FD: Haven Township forwards any decisions to the Commissioner of Natural Resources within 10 days after taking final action.

WA: The Commissioner of Natural Resources shall submit, after notice of public hearing and before the local authority gives preliminary approval, written review and approval of the project.

Amendments to District Boundary also requires a hearing by the Department of Natural Resources.

7. **Enforcement:** In the event of a violation or a threatened violation of this ordinance, Haven Township or the Commissioner of Natural Resources, in addition to other remedies, may institute appropriate actions or proceedings to prevent, restrain, or abate such violations or threatened violations.

**Subdivision 11: Agricultural District Overlay**

The Haven Township Agricultural District is an overlay district over the Scenic District. The more restrictive provisions of either Ordinance shall apply.

## **SECTION 12 – INTERIM USE PERMITS**

This section presents the conditions that must be met for each possible Interim Use listed in the various Zoning Districts.

The procedure for review and approval of an Interim Use Permit is presented in Section 16 of this Ordinance, Administration and Enforcement.

### **Subdivision 1: Authority:**

No person or entity shall allow the existence of the following uses on lands that are partially or entirely owned, leased, or occupied by them without an Interim Use Permit (IUP), as defined in Minnesota Statutes Section 462.3597 issued by the Haven Township Board of Supervisors. Interim Uses must be consistent with the terms of the Interim Use Permit and any applicable local, state or federal law, rule or other statutory provision.

Under Minnesota Statutes, Haven Township may approve an Interim Use Permit for a property if:

1. The use conforms to the zoning regulations.
2. The date or event that will terminate the use can be identified with certainty.
3. Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
4. The user agrees to any conditions that Haven Township deems appropriate for permission of the use. Any interim use may be terminated by a change in zoning regulations.

### **Subdivision 2: Permit Expiration and Transferability:**

Unless otherwise provided for in an IUP, all IUPs issued under this Ordinance are granted solely to the applicant and/or the business entity named in the application, and for the premises named in the IUP application. No IUP of any sort granted pursuant to this Ordinance is transferable to any other person, entity or premises. If a change of ownership, control, or location of any person or entity to whom the IUP has been granted, or if the real property, either voluntary or involuntary is transferred, licensed premises occurs, whether pursuant to move, sale, transfer, assignment, foreclosure, or otherwise, the owner or proposed new owner must complete a new application subject to approval pursuant to this Ordinance. A change of ownership or control includes, but is not limited to:

1. The sale of all or substantially all of the company assets.
2. Sale or acquisition of forty (40) percent or more of the controlling interest (voting) stock if the company stock is publicly traded.
3. Sale of fifty-one (51) percent of the voting stock if a non-publicly traded stock or closely held corporation.
4. Execution of a management agreement.
5. The change of any officer or majority stockholder if the company is a closely-held corporation.
6. The Town Board may waive the requirements of this Subdivision in writing if after the change of ownership or control of the same, or in the Zoning Administrator's opinion, substantially the same persons control or own the entity or property.

The IUP shall expire with a change of ownership, or unless otherwise stated in the IUP's conditions as determined by the Township Board. The IUP shall expire if the approved use is inactive for one (1) year or longer as determined by the Zoning Administrator and/or tax records indicating that the use was inactive.

**Subdivision 3: Process of Approval:**

1. **Application.** A complete IUP application shall comply with Section 16, subdivision 5 of the Zoning Ordinance.
2. **Reserved.**
3. **Public Hearing.** Complete applications shall be scheduled for a Public Hearing by the Planning Commission, and publicized according to Minnesota Statutes.
4. **Township Board Approval/Denial.** After a public hearing has been held, the Town Board shall approve, deny, or continue an IUP request.
5. **Compliance.** Any use permitted under the terms of any Interim Use Permit shall be established and conducted in conformity with the terms of such permit and of any conditions designated in connection therewith. If the applicant does not abide by the conditions set forth in the permit, the Township has the right to either revoke the permit or hold another hearing to investigate and set additional conditions.
6. **Fees.** The applicant shall pay all IUP and recording fees as determined by the Town Fee Schedule. The Applicant shall also deposit with the Town a sum

determined by the Zoning Administrator for all Town costs and fees (legal, engineer, expert and other assistance). All fees are considered the minimum amounts necessary to reimburse the Township for costs incurred in processing the application and investigating the application and the proposed premises and are, therefore, nonrefundable. As a condition of approval of the IUP, the Township Board may require an additional annual Inspection Fee as stated in the Fee Schedule. The Annual Inspection Fee shall cover the cost of Staff or their agent to inspect the property as required within the IUP's conditions of approval.

7. In no case will Haven Township accept responsibility for or dedication of any drainage system or road right of way as part of an IUP.
8. An application to amend an existing IUP shall be administered in the same manner as that required for a new IUP.
9. No application for an IUP shall be resubmitted for a period of six (6) months from the date of any order of denial.

**Subdivision 4: List of Interim Uses:**

1. Asphalt and Concrete mixing plants, portable, and permanent
2. Auction Business
3. Automobile mechanical and/or body repair shop
4. Bed & Breakfast Establishment
5. Campgrounds, Recreational
6. Cannabis Businesses
7. Commercial Kennel
8. Contractors' Yards
9. Farm-Related Business
10. Home Occupation
11. In-home Business
12. Licensed Vehicle Sales or Leasing
13. Light Industry
14. Mining

15. Occasional Special Event
16. On-site Business
17. Permanent Municipal, Township or County Structure
18. Personal Storage Structure
19. Place of Worship
20. Private Game Refuge and Wildlife Management Area
21. Recreational activity
22. Recycling Operations Facility for Non-Hazardous Waste
23. Riding Academies Stable
24. School Bus Service
25. Seasonal or Temporary Businesses
26. Seasonal Storage
27. Site-based Business
28. Solar Use
29. Temporary Tire and/or Waste Collection and/or Recycling Operations
30. Temporary Use by Government Entities
31. Wind Power Management, Hobbyist and Commercial
32. Yard Waste Composting
33. Salvage Yard
34. Self-Service Salvage Yard
35. Event Center

**Subdivision 5:           Conditions:**

1.     **Asphalt and Concrete Mixing Plants, Portable, and Permanent** provided:

- A. The plant and equipment must be located and screened in such a manner so as to have the least environmental and aesthetic impact on adjacent properties.
  - B. Traffic to and from the mining site shall be routed to avoid streets that primarily serve abutting residential properties.
  - C. All Federal, State and local air, water and noise standards must be met. All necessary Federal, State and local permits shall be obtained by the operator.
  - D. Aggregate mined on site must be adequate for use in asphalt or concrete and must be the primary sources of aggregate used in the plant.
  - E. Days and Hours of operation will be determined by the Town Board.
2. **Auction Business**, provided:
- A. The entire operation takes place on ten (10) acres or more.
  - B. The applicant shall demonstrate adequate on-site parking and restroom facilities.
  - C. Goods to be auctioned may be displayed outside in a secured area two (2) weeks prior to the auction, and must be removed from outside within two (2) weeks after the auction unless otherwise required by the IUP.
  - D. All signage shall comply with Section 14, subdivision 2 of the Zoning Ordinance.
3. **Automobile Mechanical and/or Body Repair Shop**, provided that all storage of vehicles with damaged body parts is screened from view as required in Section 14, General Development Regulations, of this Ordinance.
4. **Bed & Breakfast**, provided:
- A. The facility may have no more than five (5) guest rooms, used by temporary guests.
  - B. The owner or caretaker shall live in the facility during normal operations.
  - C. Banquets, weddings, commercial meetings, luncheons, and similar activities serving more than ten (10) guests may require an IUP for “An Occasional Special Event” unless otherwise permitted by the IUP conditions.

- D. Rooms used for sleeping shall be part of the primary residential structure. The facility shall have a minimum of one (1) parking stall per guest room, and two (2) parking stalls for staff. All parking shall be off-street.
- E. There may be one non-illuminated sign totaling not more than 12 sq ft in size, located on the property, but outside of the public right-of-way.

5. **Campgrounds, Recreational**, provided:

- A. The campground shall be seasonal, and shall not be in use from November 1<sup>st</sup> through May 1<sup>st</sup>. Areas within a floodplain shall not be in use from October 1<sup>st</sup> through May 1<sup>st</sup>. Campgrounds shall comply with all local, state, and federal rules and regulations.
- B. The campground owner/operator shall provide an operational plan, to be approved by the Township Board. In addition to addressing the provisions listed in this section, the operational plan shall include the calendar months of the year which the campground will operate, the maximum number of camping sites including the type of site (i.e. primitive tent camping, RV full hook-ups, etc.).
- C. The campground owner/operator shall obtain a primary or annual license from the Minnesota Department of Health in compliance with Minnesota Statutes, prior to recording of the IUP and shall submit a copy of the license to the Township.
- D. All overnight guests of the campground shall register their names, permanent address(s), make and model of vehicle(s), and license plate number(s). The campground owner/operator shall retain this registration log for at least one-year, and shall be made available to law enforcement officials upon request.
- E. Campgrounds shall provide a caretaker or attendant who shall maintain all facilities in a clean, orderly and sanitary condition. The caretaker or attendant shall be readily available at all times in case of an emergency.
- F. The storage, collection, and disposal of refuse and garbage in a recreational campground shall be so conducted as to not create a health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. In recreational camping areas, garbage and refuse containers shall be provided on the ratio of at least one for every four sites. Refuse and garbage collection shall be made at least twice each week and more often when necessary to prevent nuisance conditions.

- G. Campgrounds shall have a Grading and Drainage Plan approved by the Township Engineer.
- H. Wells and septic systems shall comply with MN Department of Health, Sherburne County and MPCA regulations.
- I. Campgrounds shall have an adequately sized severe weather shelter(s) on-site, as approved by the Building Official. Temporary campgrounds established as emergency housing in a disaster area as declared by the Governor or President of the United States may be exempt unless its use exceeds a period of 18 months.
- J. Campgrounds shall provide an evacuation plan in case of severe weather, flood, fire, or other disaster, as approved by the Sherburne County Emergency Management Director, and shall be provided to campers at the time of registration.
- K. All livable structures (i.e. RV's, park trailers, etc.) must be road ready, licensed (if applicable) and able to operate on their own power, or towed on public roads in a legal manner.
- L. The Campground owner shall maintain streets and roadways in the campground so as to permit passage of emergency vehicles and reverse maneuvering of recreational vehicles.
- M. Each RV site shall be a minimum of 16' in width and 70' in depth (minimum area of 2,000 sq ft per RV site) to accommodate an RV and secondary vehicle.
- N. Each tent site shall be a minimum of 10' wide and 30' in depth and accommodate the structure and one parking space.
- O. On site toilets, bathing, and laundry facilities shall comply with state rules and statutes.
- P. All dead storage fish houses must be accessible to emergency vehicles.
- Q. All campsites shall comply with applicable DNR setbacks for permanent and temporary structures, and recreational vehicles.
- R. No permanent structures shall be permitted within a Floodway.
- S. No domestic animals or pets of occupants of the campground may run at large, or be a public nuisance.

6. **Cannabis Businesses:**

a. **Authority & Jurisdiction.** Minn. Stat. 342.13(c), regarding the authority of a local unit of government to adopt reasonable restrictions of the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses. The jurisdiction of this Ordinance shall apply to all the area of Haven Township within Tracts 1 and 2 of the Orderly Annexation Agreement with the City of Saint Cloud.

b. **Purpose.** The purpose of this ordinance is to implement the provisions of Minnesota Statutes, chapter 342, which authorizes Haven Township to protect the public health, safety, welfare of Haven Township residents by regulating cannabis businesses within the legal boundaries of its jurisdiction.

c. **Requirements for Cannabis Businesses**

i. License Required: No Cannabis or Hemp Business may operate within Haven Township without first having obtained a license to do so from the Minnesota Office of Cannabis Management.

ii. Minimum Buffer Requirements: Retail Cannabis Businesses, Temporary Events and Onsite Cannabis Consumption Businesses shall be prohibited from operating within:

1. One thousand (1,000) feet of a school
2. Five hundred (500) feet of a day care
3. Five hundred (500) feet of a place of worship
4. Five hundred (500) feet of a residential treatment facility
5. Five hundred (500) feet of an attraction within a public park that is regularly used by minors.

iii. Compliance with State Building Code and State Fire Code:

1. All Cannabis or Hemp Businesses that hold or apply for a license to operate a cannabis or hemp business within Sherburne County shall comply with all applicable State Building Code and State Fire Code rules and regulations.
2. Documentation of compliance with all applicable State Building Code and State Fire Code rules and regulations shall be provided by the Cannabis or Hemp Business to Sherburne County prior to operation of the business.

iv. General Performance Standards: The following are the minimum

performance standards for cannabis operations and are in addition to those required in applicable to all Interim Uses (see Section 16, Subd. 5)

1. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
2. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.
3. General Operational Plans
  - a. Cultivation in accordance with MN Rule 9810.2000 and Minn. Stat. 342.23-342.25, and 342.30.
  - b. Delivery in accordance with MN Rule 9810.2600 and Minn. Stat. 342.23-342.25, and 342.41, 342.42
  - c. Events in accordance with MN Rule 9810.2700 and Minn. Stat. 342.23, 342.24, 342.39, 342.40
  - d. Manufacturing in accordance with MN Rule 9810.2102 and Minn. Stat. 342.23, 342.24, 342.26, and 342.31
  - e. Medical Combination in accordance with MN Rules 9810.2000-9810.4200 and Minn. Stat. 342.23, 342.24, 342.51, 342.515 and Sherburne County Ordinance #280 (Cannabis Retail Registration)
  - f. Mezzobusiness in accordance with MN Rules 9810.2000-9810.2700 and Minn. Stat. 342.23, 342.24, 342.29 and Sherburne County Ordinance #280. (Cannabis Retail Registration)
  - g. Microbusiness in accordance with MN Rules 9810.2000-9810.2700 and Minn. Stat. 342.23, 342.24, 342.28 and Sherburne County Ordinance #280. (Cannabis Retail Registration)
  - h. Retail in accordance with MN Rules 9810.2000-9810.2700 and Minn. Stat. 342.23, 342.24,
  - i. 342.32 and Sherburne County Ordinance #280. (Cannabis Retail Registration)
  - j. Wholesale in accordance with MN Rule 9810.2400 and Minn. Stat. 342.23, 342.24, 342.33, and 342.34

- k. Testing Facility in accordance with MN Rules 9810.3000-9810.3100 and Minn. Stat. 342.23, 342.24, 342.37, and 342.38
- l. Transporter in accordance with MN Rules 9810.2300 and Minn. Stat. 342.23, 342.24, 342.35, 342.36

v. Specific Performance Standards:

1. Cannabis Cultivation (Indoor) provided:

- a. The parcel is a minimum of 40 acres in the Agricultural District
- b. The parcel is not located in the Shoreland District.
- c. Must be located 1,000ft from the nearest residence, except that of the owner.
- d. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must be provided with an interim use permit application:
  - i. General Operational Plans for Cultivation in accordance with MN Rule 9810.2000 and Minn. Stat. 342.23-342.25, and 342.30
  - ii. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
  - iii. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

2. Cannabis Events, provided:

- a. The parcel is a minimum of 6 acres in the Agricultural District.
- b. The parcel is not located in the Shoreland District.
- c. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must

be provided with an interim use permit application:

- i. Site Plan
    1. Proposed layout of operations (parking, vendors, etc.)
    2. Parking
    3. Sanitary
    4. Consumption area
  - ii. Written description of proposed activities
  - iii. Days and Hours of operation (Duration not to exceed four days)
  - iv. Anticipated number of attendees
  - v. General Operational Plan for Events in accordance with MN Rule 9810.2700 and Minn. Stat. 342.23, 342.24, 342.39, 342.40.
  - vi. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
3. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515. Cannabis Manufacturing, provided:
- a. The parcel is not located in the Shoreland District.
  - b. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must be provided with an interim use permit application:
    - i. General Operational Plan for Manufacturing in accordance with MN Rule 9810.2102 and Minn. Stat. 342.23, 342.24, 342.26, and 342.31
    - ii. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste

handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.

- iii. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

4. Cannabis Medical Combination, provided:

- a. The parcel is not located in the Shoreland District.
- b. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must be provided with an interim use permit application:
  - i. General Operational Plan for Medical Combination in accordance with MN Rules 9810.2000-9810.4200 and Minn. Stat. 342.23, 342.24, 342.51, 342.515.
  - ii. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
  - iii. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

5. Cannabis Mezzobusiness, provided:

- a. The parcel is a minimum of 40 acres in the Agricultural District.
- b. The parcel is not located in the Shoreland District.
- c. Must be located 1,000 ft from the nearest residence, except that of the owner.
- d. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must be provided with an interim use permit application:
  - i. General Operational Plan for Mezzobusiness in accordance with MN Rules 9810.2000-

9810.2700 and Minn. Stat. 342.23, 342.24, and 342.29.

- ii. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
- iii. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

6. Cannabis Microbusiness, provided:

- a. The parcel is a minimum of 5 acres in the Agricultural District and homesteaded by the applicant.
- b. The parcel is not located in the Shoreland District.
- c. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must be provided with an interim use permit application:
  - i. General Operational Plan for Microbusiness in accordance with MN Rules 9810.2000-9810.2700 and Minn. Stat. 342.23, 342.24, and 342.28.
  - ii. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
  - iii. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

7. Cannabis Retail, provided:

- a. The parcel is not located in the Shoreland District.
- b. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must

be provided with an interim use permit application:

- i. General Operational Plan for Retail in accordance with MN Rules 9810.2000-9810.2700 and Minn. Stat. 342.23, 342.24, and 342.32.
- ii. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
- iii. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

8. Cannabis Testing Facility, provided:

- a. The parcel is not located in the Shoreland District.
- b. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must be provided with an interim use permit application:
  - i. General Operational Plan for Testing Facility in accordance with MN Rules 9810.3000-9810.3100 and Minn. Stat. 342.23, 342.24, 342.37, and 342.38.
  - ii. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
  - iii. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

9. Cannabis Wholesale, provided:

- a. The parcel is not located in the Shoreland District.
- b. Submittal Information. In addition to submittal requirements set forth in Section 16 (Administration and Enforcement), Subdivision 5.2 (Interim Use Permit, Application), the following information must

be provided with an interim use permit application:

- i. General Operational Plan for Wholesale in accordance with MN Rule 9810.2400 and Minn. Stat. 342.23, 342.24, 342.33, and 342.34.
- ii. Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.
- iii. Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

vi. Enforcement

1. Office of Cannabis Management - The Office of Cannabis Management (“OCM”) is authorized to enforce performance and operational violations under Minn. Stat. 342.19.
2. Haven Township and Sherburne County – Haven Township may report any violation by a cannabis business to OCM. Sherburne County is authorized to suspend a retailer registration for a violation of Haven Township or Sherburne County Ordinance enacted pursuant to Minn. Stat. 342.13 or if the retailer poses an immediate threat to the health or safety of the public.
3. Cost and Reimbursements - If the Township or County is required to remove or abate an imminent threat to public health or safety, the Township or County may recover all costs incurred in removal or abatement in a civil action, including legal fees, at the discretion of the respective Township or County Board, the cost of an enforcement action under this Section may be assessed and charged against the real property on which the public health nuisance was located.
4. The County Auditor shall extend the cost of as assessed and charged on the tax roll against said real property.

7. **Commercial Kennel:**

- A. Performance Standards. A commercial or private kennel may be allowed as an interim use. Information to be submitted with Interim Use Permit Applications is as follows:

1. No more than a maximum of six dogs over six (6) months of age may be kept at the kennel.
2. A dead animal disposal plan in conformance with Minnesota Law.
3. A site plan identifying the location and size of the lot and of all existing and proposed physical or structural improvements, such as buildings, dog runs and/or outside exercise areas, parking areas, food storage areas, water facilities, wells, septic systems and other improvements.
4. A waste disposal plan, including how the owner will handle on-site kennel wash water. All applicants shall provide proper drainage for indoor and outdoor facilities. All applicants shall show existing and proposed surface drainage in relation to adjacent land owners and features.
5. The name, address and phone number of the kennel operator and the name, address and phone number of the property owner, if different than the kennel operator.
6. The number of employees and the approximate time periods per week employees will be overseeing kennel operations.

B. The following standards shall apply to all kennels:

1. The use shall comply with all applicable Federal, State, County and Township rules and regulations. If other Town rules are more restrictive, those will apply to all kennels.
2. All animals shall be treated humanely at all times.
3. All dogs over six (6) months of age shall be exercised daily.
4. No animals on the kennel site shall be debarked.
5. The owner/operator of the kennel shall operate the kennel as to not unreasonably disturb the peace and quiet of neighboring residents.
6. Structures used for animal confinement require a minimum one hundred (100) foot setback from any property line and five hundred (500) feet from any residential dwelling, other than the applicants, that exists at the time of application.
7. On-site waste facilities shall be designed to accommodate all waste generated from kennels including hosing and cleanup.

8. Kennel facilities shall be designed to accommodate seasonal extremes including adequate heating, ventilation and lighting.
9. Confinement areas must be maintained at a temperature suitable for the specific breed of animal, but in no case shall the temperature for indoor housing facilities be allowed to fall below fifty (50) degrees Fahrenheit for animals not acclimated to lower temperatures.
10. Different species of animals shall not be housed together unless they are compatible.
11. Animals with vicious dispositions shall be housed apart from other animals.
12. An indoor confinement area must be ventilated. Drafts, odors and moisture condensation must be minimized.
13. Indoor confinement areas must have at least eight (8) hours of illumination (natural or artificial) sufficient to permit routine inspection and cleaning.
14. Enclosures must be sufficient size to allow each animal to turn about fully and to stand, sit and lie in a comfortable, normal position. The enclosure shall be constructed so as to prevent injury to the animal being confined. Except for traditional sled dog species, chaining or tethering shall not be used for confining animals.
15. Adequate storage and refrigeration must be provided to protect food supplies from contamination and deterioration.
16. All animals must be fed at least once a day with clean, wholesome food, such as food certified by the Association of American Feed Control Officials, sufficient to meet the normal daily nutritive requirements for the animal's size age and condition.
17. Clean, potable water must be made available to all animals at least twice daily for periods of not less than one hour. All feeding and watering receptacles must be kept clean and sanitary.
18. Females in estrus must not be confined in the same enclosure with males except for breeding purposes. Animals used for breeding must be of compatible size and only one (1) male and one (1) female may be confined in a primary enclosure for breeding.

19. Animals affected with any clinical evidence of infections, contagious or communicable disease must be separated from other animals.
20. The owner of the kennel shall establish and maintain an effective program for the control of insects, ectoparasites, rodents and other pests.
21. All kennels shall be subject to periodic inspection by Town staff.
22. All outdoor kennel facilities shall provide adequate shelter from the elements including sunlight, wind, rain, snow and cold weather.
23. Kennel facilities shall be adequately drained and maintained in a healthful manner to prevent odors, diseases and vermin infestations. Kennel facilities must be cleaned and disinfected as often as necessary to maintain a clean and sanitary condition.
24. Signs shall meet the requirements of this Ordinance.
25. Commercial kennels must be licensed by the State and County.

7. **Contractors' Yard**, provided:

- A. The site is at least 5-acres in size if located in the Agricultural District, or meets the minimum lot size requirement in the Commercial or Industrial District.
- B. If the Contractor's Yard is located in the Agricultural District, the contractor's yard and all related uses may not be located within a residential subdivision whether created by recorded plat, a registered land survey, a metes and bounds legal description, or any other means of division, and must be setback a minimum of 250 feet from the property line and 1,000 feet from an occupied or unoccupied dwelling.
- C. The Town Board shall establish the maximum number of commercially licensed motorized or non-motorized vehicles stored outside of an enclosed building associated with the Contractor's Yard (includes trucks, trailers, skid loaders, backhoes, etc.).
- D. The site may not be located within the Mississippi Scenic District or the Floodplain District.
- E. The site must be located on a hard-surface public road unless access via a gravel road is approved by the Township.

- F. All outside storage shall be screened from residential areas.
  - G. The Town Board may limit the number of on-site employees, including employees who are on-site only to pick up and drop off equipment and materials.
  - H. Applicants shall include the following information with their IUP application:
    - 1. A written description describing the proposed contractor's business and activities conducted on-site, including the following:
      - (a) The number of employees (full-time and part-time) reporting to the site
      - (b) The type and amount of equipment stored on-site
      - (c) The type and amount of materials and supplies stored on-site
      - (d) If, how, and where equipment will be maintained on-site
    - 2. A survey or aerial photo showing the following:
      - (a) Parcel acreage.
      - (b) Location and dimensions of all existing and proposed buildings on the property.
      - (c) Location and dimensions of existing and proposed outdoor storage areas.
      - (d) Location and details of existing and proposed screening.
      - (e) Location and distance of neighboring residences.
      - (f) Location of well, septic or other sanitary facilities on-site.
8. **Farm-Related Businesses.** Business directly related to the conduct of commercial agriculture, provided:
- A. The business is primarily farm-related under one or more of the following criteria:
    - 1. The business provides a repair or maintenance service for equipment unique and necessary to agricultural operations.
    - 2. The business produces a product or involves a process that utilizes locally grown or produced commodities.
    - 3. The business involves sales and/or purchasing of products of the local agricultural economy or of goods unique and necessary to agricultural operations.
  - B. Sewage is treated by an on-site sewage system and in accordance with

Section 14 of  
this Ordinance.

- C. The business is of a scale that the demand for support services such as sewer, water, police, fire protection, roads or streets, can be accommodated within the context of the service levels available in the Agricultural District.
  - D. The business is operated in conformance with the conditions of an approved plan of operation.
  - E. The applicant submits a copy of Workers' Compensation Insurance or signs an affidavit stating that he will not have any employees.
9. **Home Occupations**, provided:
- A. Such occupation is carried on entirely within the principal structure.
  - B. No more than two people are employed other than a member of the household residing on the premises.
  - C. Not more than 25 percent of the gross floor area of the residence is used for this purpose.
  - D. One non-illuminated sign is allowed totaling not more than 3 square feet and located on the premises.
  - E. No articles for sale are displayed so as to visible from any street.
  - F. No mechanical or electrical equipment is used if the operation of such equipment interferes with the desired quiet environment of the area.
  - G. Such occupation does not generate more than three additional vehicles at any one time.
10. **In-home Business**, provided:
- A. The business shall be clearly incidental and subordinate to the residential use of the property.
  - B. The business shall be conducted primarily by persons residing on the premises. The equivalent of two full-time employees not residing on the premises may be employed by the business. No person other than the residents or the equivalent of two additional full-time employees shall be employed or engaged in such business. Any number of employees greater than residents and two

full-time equivalent employees shall require approval of an Interim Use Permit.

- C. Operation of the in-home business shall be limited to the residential dwelling and any attached garage.
11. **Licensed Vehicle Sales and Leasing**, provided:
- A. No item shall be parked on any required parking or driveway setback.
  - B. Other requirements normally applying to commercial development are followed.
  - C. The business is properly licensed through the State of Minnesota.
12. **Light Industry**, provided:
- A. The applicant or business involves the processing or fabrication of certain materials or products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties.
  - B. The proposed business is located within an area of similar land uses and maintains or enhances the character of the immediate neighborhood.
13. **Mining:** Mining activities in Haven Township are regulated by the Haven Township Mineral Extraction Ordinance.
14. **Occasional Special Events** under the following conditions:
- A. An application is submitted which includes the following:
    - 1. A plot plan showing:
      - (a) Location of any grading, excavation or filling sites, and location of any areas for obtaining fill or for disposing of excavated materials.
      - (b) Location of any temporary buildings, stockpiled materials, and or industrial equipment.
      - (c) Location of storage area for equipment.
    - 2. A letter giving an in depth description of the proposed operation.

Said letter should contain at a minimum:

- (a) The number of employees reporting to the site.
- (b) Plans for traffic control.
- (c) A discussion of parts of the special event that may have an adverse impact on the environment or may impact neighboring property owners and methods for mitigation of any adverse factors.
- (d) Plans for provision of sanitary facilities such as portable toilets for workers and attendees.

3. The Township Board of Supervisors approves the application.

15. **On-site Business**, provided:

- A. The business shall be clearly incidental and subordinate to the residential use of the property.
- B. The business shall be conducted primarily by persons residing on the premises. Other employees not residing on the premises may be employed by the business based on the size of the site as outlined below. No person other than the residents or additional full-time equivalent employees shall be employed or engaged in such business.
  - 1. Properties less than 2.5 acres: On-site businesses are not allowed
  - 2. Properties 2.5 acres - 5.0 acres: Up to six full-time equivalent employees
  - 3. Properties greater than 5.0 acres - 10.0 acres: Up to eight full-time equivalent employees
  - 4. Properties greater than 10.0 acres: Up to ten full-time equivalent employees
  - 5. Any number of employees greater than residents the number of full-time equivalent employees listed above shall require approval of an Interim Use Permit.
- C. Areas used for the outdoor display or storage of goods, equipment, vehicles, or other materials used for the on-site business in an accessory structure shall be located to the rear of the structure and/or further buffered from adjacent residential uses with landscaping, fencing or other acceptable methods of screening.
- D. A maximum of 50% of the floor area of any accessory structure may be used for business purposes.

- E. The business shall not generate more than 10 trips per day of customer or client traffic.
  - F. There shall be no indication of offensive noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line.
  - G. The business shall not generate hazardous waste unless a plan for off-site disposal of the waste is approved.
  - H. The business at a dwelling with an on-site sewage treatment system shall only generate normal domestic household waste unless a plan for off-site disposal of the waste is approved.
  - I. Parking shall meet the requirements of Section 14 of this Ordinance.
  - J. Signs shall meet the requirements of Section of this Ordinance.
  - K. The applicant for the on-site business shall submit to the Township a description of the business, including the type of business, hours of operation, number of employees, expected traffic generation, etc.; and a site plan, parking plan, screening plan, or other information deemed relevant by Township staff based on the type of business activity.
16. **Permanent Municipal, Township or County Structures** or uses of land except roads and their appurtenances and drainage systems established pursuant to Minnesota Statutes Chapter 103E.
17. **Personal Storage Structure**, provided:
- A. Property with Home
    - 1. An outbuilding with a primary residence defined as a Personal Storage Structure.
    - 2. Personal Storage Structures will be limited to personal use and cannot be used for any business operation.
    - 3. Only one Personal Storage Structure be allowed per parcel.
    - 4. The size of the Personal Storage Structure will be limited to 1800 sq. ft. unless the parcel is less than 2.5 acres and then the size limit will be a 1,200 sq. ft. building.
    - 5. A maximum height of the structure is 25 feet from the ground to the peak.

6. The size and location of the Personal Storage Structure should not impede the placement of a future home, or primary and secondary septic system.
7. No plumbing or floor drains shall be allowed.
8. Personal Storage Structures will not be allowed in a platted development or Registered Land Survey.
9. No shipping containers are allowed.

B. Property without Home:

1. An outbuilding without a primary residence defined as a Personal Storage Structure.
2. Personal Storage Structures will be limited to personal use and cannot be used for any business operation.
3. Only one Personal Storage Structure be allowed per parcel.
4. The size of the Personal Storage Structure will be limited to 1800 sq. ft. unless the parcel is less than 2.5 acres and then the size limit will be a 1,200 sq. ft. building.
5. A maximum height of the structure is 25 feet from the ground to the peak.
6. The size and location of the Personal Storage Structure should not impede the placement of a future home, or primary and secondary septic system.
7. No plumbing or floor drains shall be allowed.
8. Personal Storage Structures will not be allowed in a platted development or Registered Land Survey.
9. No shipping containers are allowed.

18. **Place of Worship** , including related structures and activities located on the same site which are an integral part of the main place of worship proper, and convents or homes for persons related to the religious or worship functions.

19. **Private Game Refuge and Wildlife Management Areas** provided:

- A. A permit is issued by the Minnesota Department of Natural Resources.

- B. Hunting is allowed only by Interim Use Permit.
20. **Recreational Activities** conducted on a permanent, seasonal or scheduled basis subject to the following criteria:
- A. A certificate of insurance and/or a performance surety may be required.
  - B. Sanitary facilities shall be installed as judged necessary by Township Board.
  - C. An operational plan approved by the Township Board is established and all activities are conducted in accordance with the operational plan.
  - D. A stipulation is made in the permit as to the number of persons to be using the facility at any one time.
  - E. Any type of special event that will attract or involve more than the number of people stipulated in D above shall require approval of the Township Board.
  - F. The permit shall be subject to annual administrative renewal.
  - G. If the use involves a Shooting Range, then the Shooting Performance Standards in Minnesota Statutes Section 87A.02 must be met.
21. **Recycling Operations Facility for Non-hazardous Waste**, means provided a plan is approved by the Township Board controlling noise, litter, odors, traffic, air pollution and water pollution. In all cases the facility must meet all County, State and Federal statutes, rules, regulations, ordinances and/or agreements.
22. **Riding Academies, Stables** and similar uses, provided:
- A. The use must be located on a minimum of ten acres. The number of animal units permitted will be regulated by the permit.
  - B. If the facility has more than ten horses, an MPCA feedlot Certificate of Compliance must be issued.
  - C. If the facility has ten or fewer horses there must be an acceptable manure handling plan.
  - D. The facility is operated in conformance with an approved plan of operation.
23. **School Bus Service**. The operation, maintenance and storage of more than two school buses provided the following criteria are met:

- A. The school bus service must be located on a parcel of 10 acres or more.
  - B. The parcel must be on a hard surface road unless access via a gravel road is approved by the Township Board.
  - C. All buses must be screened from view from the public road by a combination of plantings, berming and/or fencing.
24. **Seasonal or Temporary Businesses**, provided:
- A. A plan for operations and schedule is submitted and approved by the Township Board.
25. **Seasonal Storage**, provided:
- A. The business may not be located within a residentially platted parcel.
  - B. The existing facility must consist of agricultural buildings converted for seasonal storage.
  - C. If the buildings used for seasonal storage are damaged or destroyed beyond 50% of their value as determined by the Building Official, they may be rebuilt for the purposes of seasonal storage in accordance with the Minnesota State Building Code.
  - D. An operational plan must be approved by the Township Board as stipulated within the conditions of approval.
  - E. Days and hours of operation shall be included within the “operational plan” with the understanding this is a seasonal storage facility.
  - F. The public shall not have individual access to the storage facilities. All access shall be gained by employees of the storage facility or their agent only.
  - G. There shall be no exterior storage of any kind.
  - H. Pre-existing seasonal storage businesses which may qualify for this Interim Use Permit shall obtain an Interim Use Permit within six months of the effective date of this ordinance or shall be in violation of the Haven Township Zoning Ordinance.
26. **Site-based Business**, provided:
- A. The business shall be clearly incidental and subordinate to the residential use of the property.

- B. The business shall be conducted primarily by persons residing on the premises. Other employees not residing on the premises may be employed by the business based on the size of the site as outlined below. No person other than the residents or additional full-time equivalent employees shall be employed or engaged in such business.
  - 1. Properties less than 2.5 acres: Up to three full-time equivalent employees
  - 2. Properties 2.5 acres - 5.0 acres: Up to six full-time equivalent employees
  - 3. Properties greater than 5.0 acres - 10.0 acres: Up to eight full-time equivalent employees
  - 4. Properties greater than 10.0 acres: Up to ten full-time equivalent employees
  - 5. Any number of employees greater than residents the number of full-time equivalent employees listed above shall require approval of an Interim Use Permit.
- C. Operation of the business shall be limited to the residential dwelling and accessory or agricultural buildings on the same parcel, or off-site.
- D. A maximum of 50% of the floor area of any accessory structure may be used for business purposes.
- E. The business shall not generate more than 10 trips per day of customer or client traffic.
- F. There shall be no indication of offensive noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line.
- G. The business shall not generate hazardous waste unless a plan for off-site disposal of the waste is approved.
- H. The business at a dwelling with an on-site sewage treatment system shall only generate normal domestic household waste unless a plan for off-site disposal of the waste is approved.
- I. Parking shall meet the requirements of Section 16 of this Ordinance.
- J. Signs shall meet the requirements of Section 16 of this Ordinance.
- K. The applicant for the site-based business shall submit to the Township a description of the business, including the type of business, hours of operation, number of employees, expected traffic generation, etc.; Township staff will determine if a site plan, parking plan, screening

plan, or other information is needed based on the type of business activity.

27. **Solar Use**, provided:

- A. Purpose and Intent. The Township of Haven finds that it is in the public interest to encourage the use and development of renewable energy systems, including solar panels, that have a positive impact on energy conservation, with limited adverse impact on surrounding properties. The Township of Haven supports the use of solar panels to effectuate these goals, while also protecting public safety, health, and welfare. The Township of Haven intends the following standards to ensure that public safety, health, and welfare is protected, while also allowing construction of solar panels within the Township of Haven. It is the intent of the Township of Haven with this Section to create standards for the reasonable capture and use, by households and residential property owners, of their solar energy resources and encourage the development and use of solar energy through solar panels. By encouraging the use of solar panels, the Township of Haven can offer additional energy choices to consumers that will improve competition in the utility supply market.
- B. Severability. The provisions of this Section shall be severable and the invalidity of any paragraph, subparagraph, or subdivision thereof shall not make void any other paragraph, subparagraph, or subdivision of this section.
- C. Applicability. These regulations apply to all solar panels on properties and structures under the jurisdiction of the Township of Haven zoning ordinances, unless approval is required for such a solar panel system from the Minnesota Public Utilities Commission.
- D. Definitions. The following words, terms, and phrases, when used in this Section, shall have the meaning provided herein, except where the context clearly indicates otherwise:
  - 1. Ground Mounted Solar Panels. Freestanding solar panels mounted to the ground, at ground level, by use of stabilizer or similarly approved apparatus.
  - 2. Roof mounted solar panels. Solar panels that are mounted directly to the roof of a residential structure by using brackets, stands, or other approved apparatus.
  - 3. Solar panels, generally. A panel designed to absorb the sun's rays as a source of energy for generating electricity, heating, or other approved utilities.
  - 4. Solar energy system. An active solar energy system, which includes ground mounted or roof mounted solar panels, that collects or stores solar energy and transforms solar energy into another form of energy, which can then be used for various utilities in a residential house.

- E. Zoning district allowance. Solar panels, in accordance with the standards in this Section, are allowed as permitted in residential zoning areas.
- F. Legal Standards. Solar panels installed on residential housing shall be in compliance with any applicable local, state, and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended, and the National Electric Code, as amended.
- G. Application and Permit.
  - 1. Application. All solar panel installation shall require administrative plan approval by the Township of Haven Zoning Board.
    - i. Plan Application. Plan applications for installation of solar panels shall be accompanied by a to-scale site plan of existing conditions showing the following:
      - 1. Existing property lines and property lines extending one hundred (100) feet from the exterior boundaries, including the names of the adjacent property owners and current use of those properties.
      - 2. Existing public and private roads, showing widths of the roads and any associated easements.
      - 3. Location and size of any abandoned wells, sewage treatments systems and dumps.
      - 4. Existing buildings and any impervious surface.
      - 5. Topography at (2) foot intervals and source of contour intervals, unless determined otherwise by the Department. A contour map of the surrounding properties may also be required.
      - 6. Existing vegetation (list type and percent of coverage; i.e. grassland, plowed field, wooded areas, etc.).
      - 7. Waterways, watercourses, lakes and public water wetlands.
      - 8. Delineated wetland boundaries.
      - 9. The one hundred (100)-year flood elevation and Regulatory Flood Protection Elevation, if available.
      - 10. Floodway, flood fringe and/or general flood plain district boundary, if applicable
      - 11. The shoreland district boundary, if any portion of the project is located in a shoreland overlay district.
      - 12. In the shoreland overlay district, the ordinary high-water level and the highest known water level.
      - 13. In the shoreland overlay district, the toe and top of any bluffs within the project boundaries.

14. Mapped soils according to the Sherburne County Soil Survey.

15. Surface water drainage patterns.

ii. Roof Mounted Solar Panel Installation. For all roof mounted solar panels, the site plan must show:

1. For all roof-mounted solar panels, other than solar panels installed on a flat roof, the site plan shall include:
  - a. the number of panels,
  - b. the highest finished slope of the solar panel and the slope of the finished roof surface on which it is mounted,
  - c. location and spacing of the solar panels,
  - d. planned location of underground or overhead electric lines connecting the solar farm to the building, substation or, another electric load,
  - e. a description of the method of connecting the array to a building or substation
  - f. the shortest distance of the system from the street frontage edge of the residential building, and
  - g. new electrical equipment other than at the existing building or substation that is the connection point for the solar farm,
  - h. any proposed erosion and sediment control measures, if applicable,
  - i. proposed stormwater management measures, as required, and
  - j. a sketch elevation of the premises accurately depicting the proposed solar energy conversion system and its relationship to structures on adjacent lots (if any).
2. For all roof-mounted solar panels mounted on a flat roof, applications of the site plan shall be submitted showing:
  - a. the number of panels,
  - b. the distance to the roof edge and any parapets on the residential building,
  - c. shall identify the height of the residential building on the street frontage side,
  - d. planned location of underground or overhead electric lines connecting the solar farm to the building, substation or, another electric load,
  - e. a description of the method of connecting the array to a building or substation
  - f. the shortest distance of the system from the street frontage edge of the residential building, and

- g. the highest finished height of the solar panel above the finished surface of the roof,
    - h. new electrical equipment other than at the existing building or substation that is the connection point for the solar farm,
    - i. any proposed erosion and sediment control measures, if applicable,
    - j. proposed stormwater management measures, as required, and
    - k. a sketch elevation of the premises accurately depicting the proposed solar energy conversion system and its relationship to structures on adjacent lots (if any).
  - iii. Ground mounted solar panels. For all ground mounted solar panels, the site plan must show:
    - 1. the number of panels,
    - 2. location and spacing of the solar panels,
    - 3. planned location of underground or overhead electric lines connecting the solar farm to the building, substation or, other electric load,
    - 4. a description of the method of connecting the array to a building or substation
    - 5. the shortest distance of the system from the street frontage edge of the residential building, and
    - 6. new electrical equipment other than at the existing building or substation that is the connection point for the solar farm,
    - 7. any proposed erosion and sediment control measures, if applicable,
    - 8. proposed stormwater management measures, as required, and
    - 9. a sketch elevation of the premises accurately depicting the proposed solar energy conversion system and its relationship to structures on adjacent lots (if any).
  - iv. Manufacturer's specifications and recommendations. All application for solar panel installation shall submit the manufacturer's specifications and recommended installation methods for all solar panels, mounting systems, foundations for poles or racks, and other major equipment to the Township of Haven Zoning Board.
  - v. Plan Approvals. Applications that meet the designs requirement of the Section, and do not require an administrative variance, shall be granted administrative approval by the Township of Haven Zoning Administrator. Plan approval does not indicate compliance with Building Code or Electric Code.
2. A building permit shall be obtained for any installation of solar panels, roof or ground mounted, prior to installation. As part of the permitting

process, all solar panel installation must comply with applicable building, electrical, and plumbing codes.

- H. Administrative Variance. The Township of Haven encourages the installation of solar panels and recognizes that a balance must be achieved between character and aesthetic considerations and the reasonable desire or residential building owners to harvest their solar energy resources. When the standards laid out in the Section cannot be met without diminishing, as defined below, the minimum reasonable performance of the solar energy panel(s), and administrative variance may be sought from the zoning official. An administrative variance shall be granted by the zoning official if the applicant meets the following safety, performance, and aesthetic conditions:
1. Safety Conditions. All applicable health and safety standards are met.
  2. Aesthetic Conditions. The solar energy stem must be designed to blend into the architecture of the residential building or be screened from routine view from public rights-of-way, other than alleys, to the maximum extent possible while still allowing the solar panels to be mounted for efficient performance.
  3. Variance Application. Any application for a variance shall follow the same variance process laid out in Haven Township Ordinance No. 2011-3.
- I. Height.
1. A residential house utilizing roof mounted solar panels shall not exceed the maximum allowed height in any zoning district. St. Cloud Airport Municipal Zoning Ordinance and FAA regulations apply.
  2. A residential house utilizing ground mounted solar panels must be engineered to include three (3) feet of clearance from the ground to bottom of the solar panel. Ground mounted solar panels shall not exceed twenty-five (25) feet in height at maximum tilt.
- J. Location.
1. Roof mounted solar panels shall be flush mounted or bracket mounted. If bracket mounted, the applicable building official must make a determination that the underlying dwelling will support apparatus, wind, and snow loads and all applicable building standards are satisfied. Residential roof mounted solar panels must be installed parallel to the rooftop to which it is attached. These systems are a permitted accessory use in all residential districts in which residential buildings are permitted.
  2. Ground mounted solar panels shall be limited to the rear or side yard of a residential house. These systems are a permitted accessory use in all residential districts in which residential buildings are permitted and shall count as an accessory building for the purpose of meeting limits on the number, size, and coverage standards of accessory structures allowed per lot.

K. Setbacks.

1. Roof mounted solar panels shall comply with all building setbacks in the residential district they are situated and shall not extend beyond the exterior perimeter of the dwelling on which the solar panel is mounted.
2. Ground mounted solar panels shall comply with all accessory structure setback in the residential district they are situated or be located a minimum of one hundred (100) feet from the property line, whichever is greater.
3. All solar panels shall comply with Minnesota Department of Natural Resources rules and regulations relating to setbacks from shorelines and wetlands.

L. Easements. Solar panels, whether roof mounted or ground mounted, shall not encroach on public drainage, utilities, roadways, or trails.

M. Maximum area.

1. Roof mounted solar panels shall not exceed 10% of the roof area on the residence it is situated.
2. Ground mounted solar panels shall be limited to one percent (1%) of the lot area in the residential district it is situated.

N. Electrical feeder lines. The electrical and communication collection systems shall be placed underground within the interior of each parcel. Exemptions may be granted by the Board in stances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability for electrical and communication lines to be placed underground.

O. Stormwater and Erosion Control. Solar energy systems shall comply with all regulations related to storm water management.

P. Safety.

1. Standards. Both roof mounted solar systems and ground mounted solar systems shall meet the minimum standards outline by the International Electrotechnical Commission (IEC), the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE), ASTM International, International Organizations of Standardization (ISO), the

Solar Rating and Certification Corporation (SRCC), and any other standards demined by the applicable building inspector.

2. Certification. Both roof mounted solar systems and ground mounted solar systems shall be certified by the Haven Township building official. The Township reserved the right to deny a building permit for a proposed solar panel deemed to have inadequate certification.

3. Underwriters Laboratory listing. Solar panels that are connected to a residential building electric system must have an Underwriters Laboratory (UL) listing.
4. Interconnection. All solar panels that are connected to an electric distribution or transmission system, either directly or through the existing service of the principal use on the site, shall obtain an interconnection agreement with the electric utility in whose service territory the system is located. Off-grid systems are exempt from this requirement. Interconnection agreements shall be provided to Township of Haven Zoning Board upon submitted an application for installation of solar panels.
5. Aviation Analysis. If the project is within two miles of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or successor policy. The applicant must also complete the Air Space Case Analysis (Form 7460) and provide the results.
6. Visual Impact Analysis. An analysis of the potential visual impacts from the project including solar panels, roads and fencing along with measures to avoid, minimize or mitigate the visual effects shall be required. A plan may be required showing vegetative screening or buffering of the system from those items to mitigate for visual impacts.

- Q. Historic Buildings. Solar panels install on a locally designated historic residential building will require an administrative variance, as provided in this ordinance.
- R. Restrictions on Solar Panels. This Section shall not overturn any homeowners' agreement, covenant, common interest community, or other contract between multiple property owners within the Township of Haven.
- S. Abandonment. If a solar panel remains nonfunctional or inoperative for a continuous period of twelve (12) months, the panel shall be deemed to be abandoned and shall constitute a public nuisance. The owner of the solar panel shall remove the abandoned solar panel(s) at the owner's expense after a demolition permit has been obtained. Removal includes the entire structure of the solar panel, including transmission equipment.
- T. Decommissioning. A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event the solar panels are not used for twelve (12) consecutive months. The plan shall include provision for removal if all structures and foundations, restoration of soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site. Disposal of structures and/or foundations

shall meet the provisions of the Sherburne County Solid Waste Ordinance in effect at the time of disposal. The Township Board may require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure proper decommissioning.

28. **Temporary Tire and/or Waste Collection and/or Recycling Operations**, provided:

- A. Adequate parking and restroom facilities shall be provided.
- B. A mitigation plan is submitted, controlling water pollution, air pollution, traffic, litter, odors and noise.
- C. Events held by governmental entities are exempt from obtaining an IUP.
- D. An operational plan must be approved by the Township Board as stipulated within the conditions of approval.

29. **Temporary Use by Government Entities** under the following conditions:

- A. An application is submitted which includes the following:
  - 1. A plot plan showing the location of the temporary use and any temporary structures, parking areas, etc.
  - 2. A cross-section sketch of the proposed work if applicable.
  - 3. A construction erosion control plan.
  - 4. A drainage and restoration plan for a use permitted in the District.
  - 5. A letter giving an in depth description of the proposed operation. Said letter should contain a minimum:
    - (a) The number of employees reporting to the site.
    - (b) Plans for traffic control at the temporary site and in the location of the project if at a location other than the site.
    - (c) A discussion of parts of the operation that may have an adverse impact on the environment or may impact neighboring property owners and methods for mitigation of any adverse factors.
    - (d) Plans for provision of sanitary facilities for workers.

30. **Wind Power Management.**

- A. Purpose: The purpose of this ordinance is to regulate all proposed wind energy facilities with a rated capacity of less than 5 megawatts (5,000 kw) as either a permitted use or an Interim Use.
- B. Windpower systems shall be divided into two categories; Hobbyist and Commercial.
- C. Compliance with Codes and Standards: All wind turbines shall be in compliance with all applicable state and federal regulatory standards including:
  - 1. All applicable codes and rules as adopted by the State of Minnesota, including all construction codes.
  - 2. The National Electrical Code as adopted by the State of Minnesota.
  - 3. The National Electric Safety Code.
  - 4. FAA requirements, including the St. Cloud Municipal Airport Ordinance.
  - 5. MPCA / EPA regulation (hazardous waste, construction, storm water, etc.).
- D. Certifications:
  - 1. Equipment shall conform to applicable industry standards for wind turbine design and related standards adopted by the American National Standards Institute (ANSI). The equipment shall have a manufacturer's certification that is in compliance with industry standards and all electrical is UAW listed.
  - 2. Additional information may be required for all turbines that are experimental, used or prototype devices. Maintenance record, inspection by qualified wind energy professionals or some other documentation of unit integrity may be requested.
  - 3. A professional engineer registered in the State of Minnesota shall certify that the design, construction and operation and that the tower and foundation are compatible with and appropriate for the turbine to be installed.

E. Plan Requirements for Commercial: This type of system is designed for creating energy with the primary purpose is for use on the commercial grid. A description of the project including number and capacity of turbines, height and diameter of turbine rotors, turbine color, and rotor direction shall be submitted upon application of an Interim Use Permit. The description must include the following:

1. A site plan, detailing the location of the project area boundaries, turbines, roads, transformers, power lines, communication lines, interconnection point with transmission lines, and other ancillary facilities or structures. (including support).
2. Topographic map of the project site and surrounding area.
3. Current land use on the site and of the surrounding area.
4. Distance to impacted properties.
5. Decommissioning plan.
6. Engineering certification of tower and foundation design suitability for turbine and soils.
7. Certification by an engineer as to compliance with all codes.
8. On experimental turbines, used or prototype devices, additional information may be requested.
9. All Wind Energy Conversion Systems must have a manual and automatic braking system device capable of halting operation in high winds as per the manufacturer's design.

F. Setback Requirements:

Object: Setback:

Residence (except property owner)	550 feet
Project Boundary / Property Line	500 feet
Public Roads (from right-of-way)	300 feet
Minimum Acreage	10

G. Hobbyist. This type of system is designed for small load personal use or to supplement commercial grid supplied electricity. The system may be connected to the commercial electrical grid and electricity sold.

1. Requires a land use permit including a site plan. Site Plan must include the

following:

- (a) Number, type, name plate generating capacity, tower height, rotor diameter, and total height of all wind turbines and means of interconnecting with the electrical grid, and all related accessory structures. The site layout shall include distances and be drawn to scale.
  - (b) Manufacturers Certification.
2. Towers are free standing and guyed, and do not exceed 100 feet in height (exclusive of the rotor blades).
  3. Maximum electrical output may not exceed 20 kilowatts.
  4. Systems that directly connect to the commercial electrical grid shall conform to National Electrical Code (NEC).
  5. Applications for wind energy systems that directly connect to the commercial electrical grid shall be accompanied by a Net Excess Generation (NEG) contract with the respective electrical power company.
  6. Towers shall be setback from all property lines and public road right- of-ways an amount equal to the height of the tower plus 25 feet.
  7. Minimum acreage is 2 acres.
  8. Allowed only in Commercial District, Industrial District, and Agricultural District. Not permit in Mississippi Scenic River District.
  9. All Wind Energy Conversion Systems must have a manual and automatic braking system device capable of halting operation in high winds as per the manufacturer's design.
- H. Noise Standards: Noise is regulated by the Minnesota Pollution Control Agency. These rules establish the maximum night and daytime noise levels that effectively limit wind turbine noise to 50 dB at neighboring residences.
- I. Decommissioning (required for all Commercial Wind Turbines).
1. The property owner shall ensure that facilities are properly decommissioned upon end of project life or facility

abandonment. Decommissioning shall include: removal of all structures and debris to a depth of four feet; restoration of the soil; and restoration of vegetation (consistent and compatible with surrounding vegetation) shall also be required. A notice of the existing footing and location of the wind facility must be recorded on the property's legal description at the same time the IUP is recorded.

2. The decommissioning plan shall include the following:

- (a) When and how a facility is to be decommissioned.
- (b) Estimated cost of decommissioning.
- (c) Financial guarantee to be used to accomplish decommissioning.

J. Aesthetics: The following standards are recommended to mitigate visual impacts:

- 1. Coatings and Coloring: Non-reflective unobtrusive color. Black blades are acceptable for mitigation of icing.
- 2. Signage: Including anything on the tower shall be consistent with other county ordinances pertaining to signage and may only be superseded by State or Federal Ordinance.
- 3. Lighting: Projects shall utilize minimal lighting. No tower lighting other than normal ground security lighting shall be permitted except as may be required by the FAA.
- 4. Intra-project Power and Communication Lines: Shall follow codes for all power lines.
- 5. Security shall be addressed for the tower and any ancillary facilities.
- 6. All wind turbines which are part of a Commercial Wind Energy Conversion System, shall be installed with a tubular, monopole type tower.

K. Public Services:

- 1. Roads: Contractor and Township will conduct evaluation of current conditions. If damage occurs to road, contractor will be required to pay appropriate amount or repair road to pre-construction condition. Contractor will be required to obtain all required permits.

- L. Interference: The applicant shall minimize or mitigate interference with electromagnetic communications, such as radio, telephone, microwaves, or television signals caused by any Wind Energy Conversion System. The applicant shall notify all communication tower operators within two miles of the proposed Wind Energy Conversion System location upon application to the Township for permits. No Wind Energy Conversion System shall be constructed so as to interfere with County or MN Department of Transportation microwave transmissions
- M. Hours of operation shall be determined by the Haven Town Board.

**31. Yard Waste Composting**

- A. Composting of grass clippings and leaves would be allowed as an Interim Use Permit provided the following requirements can be met:
  - 1. Drop-offs are allowed from commercial business and / or licensed haulers.
  - 2. If government entities or citizen drop-offs are allowed, additional conditions will be required for security, and removal of separate waste streams.
  - 3. Only leaves, brush and grass clippings can be accepted at the site.
  - 4. Must obtain a County Solid Waste Facility License Agreement for the operation of a Yard Waste Compost Facility.
  - 5. Cannot be located in a platted development or within 1000 feet of a platted development.
  - 6. Must be located at least 1,000 feet from the nearest residence.
  - 7. The site may not be located within the Scenic District or the Floodplain District.
  - 8. The site must be located on a hard-surface public road unless access via a gravel road is approved by the Township.
  - 9. All outside storage shall be screened from residential areas.
  - 10. The number of employees (full-time and part-time) reporting to the site.

11. All material must be removed prior to transfer or sale of property.
  12. Material must be removed prior to the end of the permit.
  13. The compost site shall not be greater than 10,000 cubic yards in size.
  14. A sunset date shall be set with each permit issued.
  15. The site and operation must comply with all County, State and Federal laws, rules, regulations, ordinances and agreements.
- B. Must submit the following with the application:
1. Aerial photo showing property lines, roads, area for compost, proposed location of final compost product, structures.
  2. Provide an operational plan that would include security plan, hours and days of operation, written description of how residual MSW (petroleum based yard waste bags) brought to the site will be removed, how many trucks are anticipated to bring grass clipping and leaves to the site and assumed route and means of cleaning the public roads of lost material.
  3. Explanation of all equipment to be used on-site.
  4. Total amount of materials anticipated to be composted annually.
  5. Explanation of end use of product. Will it be available for public to buy on-site or sold to commercial operations?
  6. State the separation to groundwater from where the compost piles will be located.
  7. Location and dimensions of existing and proposed outdoor storage areas.
  8. Location and details of existing and proposed screening.
  9. Location and distance of neighboring residences.
  10. Location of well, septic or other sanitary facilities on-site.

## 32. **Salvage Yard**

- A. Effective screening as required by Section 14, Subdivision 2 of this Ordinance is mandatory to conceal the salvage yard from public view, especially from highways and adjacent properties. Acceptable screening methods include trees, shrubs, fences or other appropriate means.
- B. A defined perimeter, approved by the Town Board and maintained by the applicant, must be established to prevent unauthorized access and delineate the facility boundaries.
- C. Compliance with all applicable environmental regulations, including obtaining necessary permits from agencies such as the Minnesota Pollution Control Agency (MPCA), is required
- D. Implement stormwater management practices to prevent contamination of water resources, which may include vegetative swales, collection and reuse of stormwater, inlet controls, snow management, infiltration devices and wet retention measures.
- E. All processing equipment should be located at least 1,000 feet from any residence.
- F. Uncrushed junk and vehicles must be stored in piles not exceeding eight feet in height, arranged to permit emergency access and comply with fire safety regulations.
- G. Obtain and maintain all necessary licenses and permits required by federal, state, and local authorities to operate a salvage yard legally.
- H. Regular inspections must be conducted to ensure compliance with all operational, environmental, and safety standards.
- I. Maintain accurate records of all vehicles and materials received, processed, and disposed of, including documentation of compliance with environmental regulations.
- J. Applicants who engage in the business of leasing, selling, or arranging the sale of motor vehicles, have leased or sold more than five vehicles, wholesale or retail, in a 12-month period, are in the business of selling used vehicle parts or processing and selling scrap metals acquired from vehicles, or conduct consignment sales or arrange sales or leases must hold an active dealer license authorized by the Minnesota Department of Public Safety. Such license must cover the type of conduct the applicant engages in on his property. If the applicant engages in a use not authorized by a type of dealer license obtained from the Minnesota Department of Public Safety, the applicant will be in violation of their interim use permit. If an applicant does not have an active

Minnesota Department of Public Safety dealer license at the time of applying for an interim use permit, the applicant must obtain all necessary dealer licenses within 90 days of the issuance of this permit.

K. Days and Hours of operation will be determined by the Town Board.

**33. Self-Service Salvage Yard**

- A. A defined and secured perimeter must be established and maintained to restrict public access to designated business hours and to prevent unauthorized entry. Fencing must meet the screening standards of Section 14, Subdivision 2 of this Ordinance;
- B. Vehicles made accessible to the public must be located in a clearly defined staging area separate from any dismantling, crushing, or equipment-based salvage activity. Safe pedestrian access must be maintained between rows, and emergency vehicles access must comply with local fire code requirements;
- C. All safety rules must be prominently displayed at points of entry. The operator must maintain signed liability waivers for each person entering the yard. No person under the age of 18 shall be admitted without adult supervision;
- D. Prior to being staged for public access, each vehicle must be drained of all fluids and stripped of batteries and catalytic converters. The yard must include appropriate containment measures to prevent environmental contamination and shall comply with all applicable MPCA regulations;
- E. No vehicle staged for public access shall remain on-site for more than 365 days. After that period, vehicles must be either processed for scrap or relocated outside of the public-access area;
- F. Operating days and hours shall be approved by the Town Board and included as a condition of the Interim Use Permit. No after-dark activity is allowed unless expressly authorized by the Board;
- G. The applicant must have a valid and current dealer's license and any other state-required approvals at all times the self-service salvage yard is in operation.
- H. The Town Board may impose special or greater restrictions or requirements on the operation of the Event Center to ensure adequate protection of the public health, safety and welfare as outlined in any conditions of approval of the interim use permit.

**34. Event Center**

- A. A detailed site plan and operational narrative shall be submitted that describes:
  - 1. The types of events to be held;

2. Proposed parking and traffic circulation areas;
  3. Proposed signage;
  4. The maximum number of people planned for such events;
  5. A floor plan of the proposed facilities showing adequate restroom facilities, any kitchen or food preparation and serving areas;
  6. The number of events expected in an average week;
  7. Sewage treatment and water supply facilities;
  8. A description and map indicating the nature of surrounding development;
  9. A description of the proposed hours of operation;
  10. A proposed plan for management of solid waste, food waste and other waste in accordance with applicable local, state or federal regulation;
  11. A description of potential nuisance characteristics, including but not limited to noise, dust, trespass, glare, and vibration and a plan for mitigating the effect of such potential nuisances on nearby properties;
  12. Documentation from relevant building code enforcement officials, fire code enforcement officials and the local road authority either that: a) the applicable code requirements are already met; or b) that applicable code requirements have been or are being identified and will be met prior to operation of the event center;
  13. All outdoor lighting shall be directed downward so as to not cause a nuisance to neighboring properties;
  14. An emergency plan identifying the potential types or nature of emergency events that are most likely to occur and a plan for addressing such emergencies;
  15. Any event serving alcohol, cannabis or other controlled substance shall meet applicable state and federal regulations.
- B. The operation of the proposed event center shall be subject to all applicable regulations of this ordinance, or of applicable Sherburne County, state or federal regulations.
- C. The Town Board may impose special or greater restrictions or requirements on the operation of the Event Center to ensure adequate protection of the public health, safety and welfare as outlined in any conditions of approval of the interim use permit.

**Subdivision 6: Revocation of Interim Use Permit for Violation**

- A. A violation of any condition set forth in an IUP shall be a violation of both the permit and this Ordinance. Failure to correct a violation within thirty (30) days of written notice from the Zoning Administrator shall be grounds to revoke the IUP through the following procedure:
1. The Zoning Administrator shall give written notice to the permit holder, advising that the IUP may be revoked upon the conclusion of a public hearing. The written notice shall also contain the nature of the violation and the facts that support the conclusion that a violation exists.
  2. The Planning Commission shall hold a public hearing to consider the revocation of the IUP. The hearing shall be conducted in the same manner as that required for the granting of a new IUP. The applicant and all interested parties shall be given notice of the hearing as required by law, and the notice shall include a description of the alleged violations and the intended action.
  3. After the public hearing, the Planning Commission shall make a recommendation to the Township Board regarding the revocation of the IUP. The recommendation shall include findings of fact based on the evidence presented during the hearing.
  4. The Township Board shall consider the Planning Commission's recommendation at a regular or special meeting. Within 30 days of the closing of the public hearing, the Township Board shall revoke the IUP, make a finding that no violation exists, or modify the conditions of the IUP to resolve the violation.
  5. The Zoning Administrator shall give written notice of the Township Board's decision to the permit holder.
- B. Granted IUPs shall become void if the applicant does not proceed substantially on the work within one (1) year. To proceed substantially means to make visible improvements to the property. One or more extensions for not more than one (1) year each may be granted by the Township Board for good cause.
- C. Granted IUPs where the applicant has engaged in the permitted use but ceased said use for a continuous period of six (6) months or more shall be considered abandoned. If a use authorized by the IUP has been abandoned, the Township may initiate revocation of the IUP through the process outlined above in Section 10, Subdivision 6 of this Ordinance, including a public hearing conducted by the Planning Commission. The Township Board may revoke the IUP if it determines that the use has not been abandoned and that the permit holder has not taken steps to resume the use within the six-month period. The Township Board may extend the time period for good cause if the permit holder demonstrates efforts to resume or maintain the authorized use.

**SECTION 13 - RESERVED**

# **SECTION 14 - GENERAL DEVELOPMENT REGULATIONS**

Subdivision 1:	Sewer and Water Systems
Subdivision 2:	Sign Regulations
Subdivision 3:	Parking and Loading Regulations
Subdivision 4:	Performance Standards
Subdivision 5:	Fences
Subdivision 6:	Yard Landscaping
Subdivision 7:	Controls during Construction
Subdivision 8:	Exterior Storage of Materials
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Subdivision 10:	Non-Conforming Buildings, Signs Sewage Systems or Other Uses
Subdivision 11:	Calculating Lot Sizes
Subdivision 12:	Tree and Woodland Preservation
Subdivision 13:	Building in Fire Prone Areas
Subdivision 14:	Wetland Conservation Act Regulations
Subdivision 15:	Swimming Pools and Spas
Subdivision 16:	NPDES/MS4 Permits/Drainage Systems
Subdivision 17:	Site Plan Review

## **Subdivision 1: Sewer and Water Systems**

All sewage and water systems hereafter constructed or maintained shall conform with the provisions of Minnesota Rules Chapter 7080 and all Sherburne County Rules.

### **1. County Enforcement**

- A. Sherburne County shall enforce all on-site septic and private sewer systems in Haven Township.

## **Subdivision 2: Sign Regulations**

All signs hereafter erected or maintained, except official, public traffic and street signs shall conform to the provisions of this Subdivision and any other ordinances or regulations of Haven Township.

### **1. General Sign Provisions**

- A. Unless otherwise provided by this Section, all signs shall require permits. No permit is required for the maintenance of a sign or for a change copy on printed or changeable copy signs.

- B. Prohibited signs: The following types of signs are prohibited in all districts:
1. Abandoned signs which no longer identify or advertise a bona fide business, service, product, or activity or for which no legal owner can be found.
  2. Signs imitating or resembling official traffic or government signs or signals.
  3. Signs attached to trees, telephone poles, public benches, street lights, or placed on any public property or public right-of-way.
  4. Signs placed on vehicles or trailers which are parked or placed for the primary purpose of displaying said sign except for portable signs or lettering on buses, taxis, or vehicles operating during the normal course of business.
  5. Signs suspended beneath a canopy, overhang, roof, or marquee without a minimum clearance from grade of eight (8) feet in a vehicular way or seven (7) feet in a pedestrian way.
  6. Any roof sign or sign erected above the roof line of a building.
  7. Any sign placed that may obstruct motorist or pedestrian visibility.
  8. Rotating, flashing or animated signs.
  9. Unsafe/dangerous signs.
- C. Signs Not Requiring Permits: The following types of signs are exempt from permit requirements but must otherwise be in conformance with all requirements of this section:
1. On-premise construction signs having a sign area of sixty-four (64) square feet or less.
  2. On-premise directional/informational signs having a sign area of four (4) feet or less.
  3. Holiday decorations.
  4. On-premise nameplates having a sign area of four (4) square feet or less.

5. Political signs, on-premise private sale or on-premise event signs.
  6. On-premise real estate signs having a sign area of six (6) square feet or less.
- D. Maintenance: All signs shall be properly maintained including the ground around the sign. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced on conforming signs. The Zoning Administrator shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.
- E. Lighting: Unless otherwise specified by this Section, all signs may be illuminated. However, no sign regulated by this Section may utilize flashing or revolving beacon lights. Lighting shall be directed away from road right-of-ways and adjacent dwellings.
- F. Changeable Copy: Unless otherwise specified by this Section, a sign may use manual or automatic changeable copy.
- G. Sign Setback: All signs shall be setback from any lot line a minimum of ten (10) feet measured from the outermost edge of the sign. No sign shall protrude into any public right-of-way or adjacent public or private property.

## 2. Regulation of Signs by Zone

- A. Signs Permitted in all Zones: The following signs are allowed in all zones:
1. All signs not requiring permits as set forth in paragraph 3 (C) of this Section.
  2. One (1) on-premise temporary combination area identification, construction and real estate sign not to exceed ninety-six (96) square feet in sign area or fifteen (15) feet in height.
  3. One (1) on-premise attached nameplate per occupancy, not to exceed four (4) square feet in sign area.
  4. Political signs are permitted in any zone. Such signs shall be consistent with State Statute. Political signs may be placed only on private property and only with the permission of the property owner. Such signs shall not be illuminated.

5. On-premise Directional/Informational signs not to exceed (4) square feet per sign in sign area.

B. Signs permitted in Agricultural and Scenic River Zones:

1. All signs permitted in paragraph 2.A.4 of this section.
2. One (1) permanent area identification sign per neighborhood, subdivision, or development, not to exceed thirty-two (32) square feet in sign area. The area identification sign shall be placed on the same premise as the development which it identifies.
3. For permitted nonresidential uses, such as churches, synagogues, and schools, one (1) on-premise freestanding sign and one (1) wall business sign not to exceed ninety-six (96) square feet in total sign area.
4. Any combination of on-premise freestanding and wall mounted real estate signs for model homes having a combined total sign area not to exceed thirty-two (32) square feet. Freestanding signs for model homes shall have a maximum height of five (5) feet.
5. Agricultural crop demonstration signs having a sign area of six (6) square feet or less.

C. Signs permitted in Commercial and Industrial Zones:

1. All signs permitted in paragraph 2.A.4 of this Section.
2. One (1) permanent area identification sign per subdivision or development, not to exceed sixty four (64) square feet in sign area. The area identification sign shall be placed on the same premise as the development which it identifies.
3. One (1) free standing on-premise sign not to exceed one hundred sixty four (164) square feet. Such signs may not exceed a maximum of forty (40) feet in height."
4. One (1) on-premise business wall sign per premise, not to exceed one (1) square foot of sign area for each linear foot of building frontage up to a maximum of one hundred twenty eight (128) square feet.
5. Off-premise advertising signs shall be permitted subject to the following

requirements:

- (a) Off-premises signs are prohibited within three hundred (300) feet of the intersection of the highway right-of-way and any other right-of-way or driveway.
- (b) Advertising signs are prohibited within one thousand two hundred (1,200) feet of another advertising sign on the same side of the right-of-way.
- (c) All advertising signs shall be erected with a single pole or mono-pole structural standard and shall have underground wiring.
- (d) The base of any advertising sign must be landscaped with at least grass and must be properly maintained.
- (e) Advertising signs shall not exceed four hundred (400) square feet in area nor twenty-five (25) feet in height as measured perpendicularly from the height of the highest point of the sign structure to the grade level directly below the sign. The existing grade may not be altered for the purpose of increasing sign height.
- (f) Advertising signs shall be considered a principal use of the property. Existing advertising signs must be removed when the parcel upon which they are situated is devoted to another principal use.
- (g) The Township shall perform a yearly inspection of the advertising devices to ensure compliance of said advertising structure with the provisions of this section and other provisions of this Ordinance. The fee for said inspection shall be set by the Board of Supervisors by resolution from time to time.
- (h) Such advertising signs shall only be allowed in zoned property adjacent to right-of-way for State Highways number 10.

D. Nonconforming Signs:

- 1. Nonconforming Signs: Existing signs which do not conform to the specific provisions of this Section may be eligible for the designation "Legal Nonconforming" provided that:
  - (a) The Zoning Administrator determines that such signs are properly maintained and do not in any way endanger the public.
  - (b) The sign was authorized by a valid permit and constructed in compliance with all applicable laws prior to the date of adoption of this ordinance.

2. A legal non-conforming sign may lose this designation if the sign is relocated, replaced, altered or damaged by more than fifty percent (50%).

E. Temporary business signs may be allowed with the written consent of the Zoning Administrator as follows:

1. Maximum Height – freestanding sign – six feet (6’): wall sign – not above the roofline.
2. Maximum Area – thirty-two square feet (32 sq. ft.).
3. Setback – ten feet (10’) from all property lines or street/sidewalk easement lines, whichever is greater, for freestanding sign(s).
4. Illumination shall not be allowed.
5. Duration –

(a.) On parcels measuring five (5) acres or less in size, one (1) banner, portable sign, balloon sign, temporary pole sign or temporary wall sign may be displayed for a total of sixty (60) days per calendar year with a maximum of two (2) display periods of no more than thirty (30) days in that same calendar year.

(b.) On parcels measuring greater than five (5) acres in size, one (1) banner, portable sign, balloon sign, temporary pole sign or temporary wall sign may be displayed for a total of ninety (90) days within a calendar year with a maximum of three (3) display periods of no more than thirty (30) days in that same calendar year.

### **Subdivision 3: Parking and Loading Regulations**

All parking hereafter constructed or maintained shall conform with the provisions of this Subdivision and any other ordinance or regulations of Haven Township.

1. **Minimum Size Regulations:** Each space shall have a width not less than 9 by 18 feet. Each space shall be adequately served by access drives. All loading spaces shall be sufficient to meet the requirements of each use and shall provide adequate space for storage and maneuvering of the vehicles they are designed to serve.
2. **Reduction and Use of Parking and Loading Space:** On-site parking facilities existing at the effective date of this Ordinance shall not subsequently be reduced to an amount less than that required under this Ordinance for a similar new building or use. On-site parking facilities provided to comply with the provisions

- of this Ordinance shall not subsequently be reduced below the requirements of this Ordinance. Such required parking or loading space shall not be used for storage of goods or for storage of vehicles that are inoperable or for sale or rent.
3. **Computing Requirements:** In computing the number of such parking spaces required, the following rules shall govern:
    - A. Floor space shall mean the gross floor area of the specific use.
    - B. Where fractional spaces result, the parking spaces required shall be constructed to be the nearest whole number.
    - C. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the Board of Supervisors and the Town Board.
  4. **Buffer Fences and Planting Screens:** On-site parking and loading areas near or abutting residence of residential district shall be screened by a buffer fence of adequate design or a planting buffer screen; plans of such screen or fence shall be submitted for approval as a part of the required site or plot plan, and such fence or landscaping shall be installed as part of the initial construction.
  5. **Access:**
    - A. Parking and loading space shall have proper access from a public right-of-way.
    - B. The number and width of access drives shall be so located as to minimize traffic congestion and abnormal traffic hazard.
    - C. Vehicular access to business or industrial uses across property in any residential district shall be prohibited.
  6. **Location of Parking Facilities and Combined Facilities:** Required on-site parking space shall be provided on the same lot as the principal building or use, except that combined or joint parking facilities may be provided for one or more buildings or uses in Commercial or Industrial Districts, provided that the total number of spaces shall equal the sum of the requirements for each building or use.
  7. **Construction and Maintenance:**
    - A. In the Commercial and Industrial Districts, parking areas and access drives shall be covered with a dust-free, all-weather surface with proper surface drainage, as required by the Township Engineer.

- B. The operator of the principal building or use shall maintain parking and loading areas, access drives and yard areas in a neat and adequate manner.
- 8 **Lighting:** Lighting shall be reflected away from the public right-of-way and nearby or adjacent residences.
9. **Required Site Plan:** Any application for a building permit shall include a site plan or plot plan drawn to scale and dimensioned, showing on-site parking and loading space to be provided in compliance with this Ordinance.
10. **Required Number of On-Site Parking Spaces:** On-site parking areas of sufficient size to provide parking for patrons, customers, suppliers, visitors and employees shall be provided on the premises of each use. The minimum number of required on-site parking spaces for the following uses shall be as follows:
- A. Assembly or exhibition hall, auditorium, theater or sports arena - One parking space for each three seats.
  - B. Churches - One parking space for each four seats, based on the design capacity of the main seating area.
  - C. Bowling alley - Five parking spaces for each bowling lane.
  - D. Convenience food restaurant - At least 2 parking spaces for each table.
  - E. Elderly Persons' Housing - Area equal to one parking space per dwelling unit must be reserved. Only one-half space per dwelling unit must initially be developed, however. Said number of spaces can continue until such time as the Board determines the additional parking space is needed.
  - F. Grocery store - Seven spaces per 1,000 square feet of floor area.
  - G. Manufacturing plant - One space for each employee on the major shift plus one space for each company vehicle when customarily kept on the premises.
  - H. Medical and dental clinics and animal hospital - Three parking spaces for each doctor.
  - I. Motel - One parking space for each rental room or suite plus one space for every ten units and one additional space for each employee on the major shift, plus additional spaces as may be required herein for related uses contained within the principal structure.

- J. Multiple dwelling or mobile home park - A minimum of two off-street parking spaces per dwelling unit for residents' use plus a minimum of one-half off-street space per dwelling unit for visitors' use. The driveway in front of a garage may not be counted as a parking space.
  - K. Office buildings - One parking space for each 250 square feet of floor area.
  - L. Restaurant, cafe, nightclub, tavern or bar - One parking space for each 75 square feet of customer floor area.
  - M. Retail stores and service establishments - Five spaces per 1,000 square feet of floor area.
  - N. Single family dwelling - Two parking spaces. No garage shall be converted into living space unless other acceptable on-site parking space is provided.
  - O. Shopping Center - Where several business uses are grouped together according to a general development plan, on-site automobile parking shall be provided in a ratio of not less than five spaces per 1,000 square feet of gross floor area.
  - P. Warehouse - One parking space for each two employees on the major shift or one parking space for each 2,000 square feet of floor area, whichever is greater, plus one space for each company vehicle when customarily kept on the premises.
11. **Required Loading Areas:** Loading and unloading areas for goods, supplies and services shall be sufficient to meet the requirements of each use.

#### **Subdivision 4: Performance Standards**

It is the intent of this Subdivision to provide that uses of land and buildings in all Districts shall be established and maintained with proper appearance from streets and adjoining properties and to provide that each permitted use shall be a good neighbor to adjoining properties by the control of the following:

- 1. **Standards:**
  - A. **Noise.** Noise shall be measured on any property line of the tract on which the operation is located. Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, shrillness or intensity.

- B. **Odors.** Odors from any use hereafter begun shall not be discernible at the property line to a greater degree than odors from plants for the manufacture or fabrication of books, textile weaves, electronic equipment or other plants in which operations do not result in greater degree or odors. Detailed plans for the prevention of odors crossing property lines may be required before the issuance of a building permit.
  - C. **Glare.** Glare, whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible beyond any property line.
  - D. **Exterior Lighting.** Any lights used for exterior illumination shall direct light away from adjoining properties.
  - E. **Vibration.** Vibration shall not be discernible at any exterior property line to the human sense of feeling for three minutes or more duration in any one hour.
  - F. **MPCA Requirements:** Any use established, enlarged, or remodeled after the effective date of this ordinance shall be so operated as to meet the minimum requirements of the Minnesota Pollution Control Agency for the omission of smoke or other particulate matter.
  - G. **Fumes or Gases.** Fumes or gases shall not be emitted at any point in concentrations of amounts that are noxious, toxic or corrosive. Detailed plans for the elimination of fumes or gases may be required before the issuance of a building permit.
  - H. **Hazard.** Every operation shall be carried on with reasonable precautions against fire and explosion hazards.
  - I. **Sewer & Water.** Any use established, enlarged, or remodeled after the effective date of this ordinance requiring private sewer and water systems must have adequate site conditions for such facilities to ensure public health. Site conditions such as soils, groundwater quality and quantity and other applicable conditions shall be considered.
2. **Compliance:** In order to insure compliance with the performance standards set forth above, the Board of Township Supervisors may require the owner or operator of any permitted or Interim Use to have made such investigations and tests as may be required to show adherence to the performance standards. Such investigation and tests as are required to be made shall be carried out by an independent testing organization as may be selected by the Township.

**Subdivision 5: Fences**

The maximum height of a fence in a front yard of a residential development is four (4) feet. Any fence over six (6) feet in height may require a building permit from Sherburne County. Agricultural and other partition fences will be subject to Minnesota Statutes Chapter 344.

#### **Subdivision 6: Yard Landscaping**

In all Districts, all required yards shall be either open landscaped and green areas or be left in a natural state. If any yards are to be landscaped, they shall be landscaped attractively with

lawn, trees, shrubs, etc. Any areas left in a natural state shall be properly maintained in an attractive and well-kept condition. Yards adjoining any residence or residentially zoned property shall be landscaped with planting buffer screens. Plans for such screens shall be submitted as a part of the application for building permit and installed as a part of the initial construction.

#### **Subdivision 7: Controls during Construction**

The following procedures shall be followed during site alteration or building construction:

1. All NPDES requirements apply in all cases. All Sherburne County Rules and Regulations concerning erosion control shall apply in all cases. Sherburne County Stormwater Management and Erosion Control Ordinances and Rules shall apply in all cases.
2. **Nuisance Control:** Noise that would disturb neighbors shall be minimized by not performing noisy work during early morning or evening hours or on weekends. Good judgment should be exercised by builders and staff in this matter. Also, reasonable appearances shall be maintained by eliminating blowing litter and by considerate storage of building materials and equipment.

#### **Subdivision 8: Exterior Storage of Materials**

The purpose of this section is to regulate the outdoor storage of vehicles, equipment, and materials in residential districts to protect the public health, safety, and welfare; to prevent the creation of visual nuisances; to preserve the aesthetic character of the neighborhood; and to ensure that outdoor storage of a non-residential nature is kept out of residential areas.

In any Commercial or Industrial Districts, open storage of materials or goods in any required front, side or rear yard shall be prohibited. Any other outside storage shall be located or screened from view from any public street or residence with landscaping, a berm and/or fencing.

In any Agricultural District on parcels where outdoor storage areas are within 250 ft of a property line, the outdoor storage of junk, refuse, discarded materials, scrap, wrecked or partially dismantled vehicles, appliances, household furniture, building materials, commercial equipment, or commercial materials in any required front, side or rear yard shall be prohibited. Any other outside storage shall be located or screened from view from any public street or residence with landscaping, a berm and/or fencing.

In any Residential District on parcels of any size, or in an Agricultural District where the outdoor storage is not completely screened from view of a neighboring property, or in the Agricultural District on a parcel less than ten (10) acres in size, the outdoor storage of junk, refuse, discarded materials, scrap, wrecked or partially dismantled vehicles, appliances, household furniture, building materials, commercial equipment, or commercial materials – except where specifically exempted below - is prohibited. All such items must be stored within a completely enclosed building in accordance with all applicable local, state or federal regulations or disposed of properly.

The following items may be stored outdoors in a Residential District or an Agricultural District, subject to the conditions and limitations below:

1. Operable Vehicles: Operable, currently registered and licensed passenger vehicles, motorcycles, and recreational vehicles (RVs) are permitted to be stored outdoors on an improved driveway or in a designated parking area. No more than four (4) such vehicles may be parked or stored outdoors in the front yard setback at any time. The outdoor storage of more than one commercial vehicle such as semi tractors, semi-trailers, delivery vans or vehicles is not allowed.
2. Inoperable or Unlicensed Vehicles:
  - a. No more than two (2) inoperable, dismantled, or unregistered vehicle legally owned by a resident of the property may be stored outdoors.
  - b. This vehicle must be actively undergoing repair and must be made operable, stored inside of a building or removed from the property.
  - c. Such a vehicle must be located in the side or rear yard and must be completely screened from view from all public rights-of-way and adjacent residential properties by a solid, opaque fence, wall, or dense vegetative screen at least six (6) feet in height.
  - d. The storage of any vehicle that lacks major component parts (e.g., engine, transmission, wheels) is prohibited unless stored within a completely enclosed building.
3. Construction Materials: Building materials associated with an active, permitted construction project may be stored on the property for the duration of the building permit provided that building activity is actively taking place. All such materials must be organized and placed to not obstruct pedestrian or vehicular traffic. Upon completion or discontinuation of the project or expiration of the permit, all materials must be removed.

4. Recreational Equipment: Bicycles, outdoor play equipment, lawn furniture or furniture used and constructed explicitly for outdoor use, grills, and patio furniture are permitted, provided they are maintained in good condition and are not located within a required front yard setback unless actively being used.

5. Firewood: Firewood stored for personal use may be kept outdoors, provided it is neatly stacked and located in the side or rear yard. The firewood pile shall be set back at least five (5) feet from any property line, except that firewood stored within a building shall meet the property line setback applicable to accessory structures.

All permitted outdoor storage must be maintained in a neat and orderly fashion. The property owner is responsible for ensuring that all required screening is maintained to its intended height and opacity. The accumulation of litter, debris, or other waste is prohibited.

**Subdivision 9: Accessory Buildings**

1. In case an accessory building is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects with the requirements of this Ordinance applicable to the main building.
2. On parcels 5 acres or less, a detached accessory building not over 25 feet in height (from the ground floor to the highest point shall occupy not more than thirty percent of the area of any rear yard, providing further that no detached accessory building shall be located within any rear lot line. On a parcel greater than 5 acres, the height restriction is 35 feet.
3. A detached accessory building shall not be designed for living quarters and shall not occupy the only land available for sewer system replacement.
4. Detached accessory buildings and structures are limited to the following sizes:

<b>Lot Size</b>	<b>Maximum Size of Any Single Structure</b>	<b>Maximum Lot Coverage for All Accessory Structure</b>
Less than 2.5 acres, platted areas and areas with four or more homes per quarter/quarter	Maximum 1,200 square feet	Maximum accessory buildings up to 3% of the lot size sq. ft.
2.5 to 4.9 acres	Maximum 1,800 square feet	Maximum accessory buildings up to 3% of the lot size sq. ft.

5 acres or more	No size limit. Must not conflict with other zoning regulations.	Maximum accessory buildings up to 3% of the lot size sq. ft.
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5. Detached Accessory Buildings and Structure Design

- A. Accessory buildings and structures less than 120 square feet in area are permitted to be constructed out of materials such as non-architectural metal, fiberglass, vinyl resin, and plastic panels. Prohibited building materials include tarps made of plastic, canvas, or vinyl; unpainted corrugated metal panels; all metal shipping containers and pods; and non- exterior grade plywood or similar products.
- B. Accessory buildings and structures 120 square feet in area or greater shall be constructed out of materials similar and/or compatible to those utilized on the principal building in a matching color. Prohibited building materials include panels made of non-architectural metal, fiberglass, vinyl resin, plastic; tarps made of plastic, canvas, or vinyl; unpainted corrugated metal panels; all metal shipping containers and pods; and non-exterior grade plywood or similar products. Metal roofs are allowed provided they are constructed with standing seams and concealed or exposed fasteners.

**Subdivision 10: Non-Conforming Buildings, Signs, Sewage Systems or Other Uses**

- 1. **Existing Uses.** Any use of lands or structures, lawfully existing as of July 5, 1994, may be continued only at the same size and the same manner of operation existing upon such date except as hereinafter specified.
- 2. **Damaged Uses.** No building or structure that has been damaged by fire, explosion, act of God or the public enemy to the extent or more than fifty percent of its value shall be restored except in conformity with the regulations of this Ordinance.
- 3. **Discontinued Uses.** In the event that a non-conforming use of any building is discontinued or its normal operation stopped for a period of one year, the use of same shall thereafter conform to the regulations of the District in which it is located.
- 4. **New Non-Conforming Uses.** When any lawful non-conforming use has been changed to a conforming use, it shall not thereafter be changed to a non- conforming use.

5. **Sewage Treatment Systems.** A sewage treatment system not meeting Sherburne County requirements must be upgraded, at a minimum, at any time a permit or variance of any type is required for any improvement on, or use of, the property. A sewage treatment system not meeting Sherburne County requirements must be upgraded prior to property transfer or registration of a contract for deed.
6. **Non-Conforming Lots of Record.** On non-conforming lots of record, where the normal setbacks from the public road or rear lot line cannot be met, an administrative exemption may be granted by the Zoning Administrator under the following conditions:
  - A. If there are structures on the adjacent lots that are also closer than the required setback and the proposed structure will be no closer to the road or property line than the structures on adjacent lots.
  - B. If the proposed structure is not located any closer than 50' from the centerline of the road.
  - C. If the proposed project meets all other structure, sewer and well setbacks.
  - D. If the project meets building and drainage policies.
  - E. If the public road is not a County Road, County State Aid Highway, or a U.S. Highway.
  - F. And if the proposed project can meet any other conditions deemed reasonable by the Zoning Administrator and Building Official.

#### **Subdivision 11: Calculating Lot Sizes**

When calculating a lot size, non-lake wetlands, public road and other public easements, and dedicated public road rights-of-way may not be included. Property beneath the normal high-water elevation of a lake recognized by the Minnesota Department of Natural Resources and property within the meander line of a stream may not be included.

#### **Subdivision 12: Tree and Woodland Preservation**

1. Developers, contractors and homeowners shall prevent the introduction and spread of tree disease into wooded building sites, and to reduce the impacts of construction on those and adjoining properties. Developers, contractors and subcontractors shall use construction practices which protect trees to be saved, and shall properly remove and dispose of diseased or damaged trees.
2. Developers proposing new residential subdivision areas with oak woods are required to schedule an on-site inspection with the County Forester for diagnosis of existing oak wilt infection centers on the property. If oak wilt is found, the developer must take appropriate suppression efforts before construction begins on the property.

#### **Subdivision 13: Building in Fire Prone Areas**

1. The solid portion of a conifer stand shall be removed for a distance of thirty (30) feet around the perimeter of the building. Single, well-spaced trees may be left in this buffer area.
2. An alternate, passable driveway shall be installed. Two driveways will allow an escape route to inhabitants of the building should one become blocked by fire, and allow for entrance and movement of emergency equipment.
3. Building construction materials shall conform to reflect the relative fire danger of the area. Roofs and exteriors of buildings should be of fire resistant nature.

**Subdivision 14: Wetland Conservation Act Regulations**

All Federal, Minnesota and Sherburne County Wetland Conservation Act Rules and Regulations shall be complied with as determined by Sherburne County.

**Subdivision 15: Swimming Pools and Spas**

Construction or alteration of swimming pools, wading pools, and spas requiring a building permit, shall comply with the following regulations:

- A. Swimming pools and spas shall be enclosed and/or fenced with a minimum enclosure height of 48” above the adjacent grade elevation.
- B. The enclosure and/or fence shall be capable of being secured (example: locked). An above ground pool with a flood rim or deck at least 48” above the adjacent ground elevation may be considered to be enclosed. Ladders and/or stairs accessing an above ground pool shall be removable, or enclosed and secured.
- C. Fences and/or enclosures shall be constructed in a manner which prohibits a 4” sphere from passing through any opening, other than through a door or gate.

**Subdivision 16: NPDES/MS4 Permit/ Drainage Systems**

No use or change in use will be allowed which may subject the Town to requirements of a NPDES and/or MS4 Permit. The Town Board reserves the right to allow such a use so long as the landowner/developer pays all current, continuing and future costs of compliance and the proposed use is in the best interests of the Town, all as determined by the Town Board.

In no case will Haven Township accept the dedication of or responsibility for any drainage systems or drainage activity.

**SECTION 15 – RESERVED**

## **SECTION 16 - ADMINISTRATION AND ENFORCEMENT**

Subdivision 1:	Building Official
Subdivision 2:	Zoning Administrator
Subdivision 3:	Board of Adjustment
Subdivision 4:	Amendments and Re-zonings
Subdivision 5:	Interim Use Permits
Subdivision 6:	Building Permit, Certificate of Occupancy
Subdivision 7:	Violations, Penalties and Enforcement
Subdivision 8:	Planning Commission

### **Subdivision 1: Building Official**

Sherburne County shall enforce all drainage, wetlands, solid waste on site sewer septic, construction and building codes, ordinances and laws.

### **Subdivision 2: Zoning Administrator**

1. The office of the Zoning Administrator is hereby established for which the Board of Township Supervisors may appoint such employee or employees of the Town as it may deem proper.
2. The duties of the Zoning Administrator shall include the following:
  - A. Receive and forward to the Board of Township Supervisors and the Township Planning Commission all applications for Interim Use Permits.
  - B. Receive and forward all applications and petitions for matters to come before the Board of Adjustment.
  - C. Receive and forward to the Board of Township Supervisors and the Township Planning Commission all applications for amendments to this Ordinance.
  - D. Inspect all development to insure that the standards of this Ordinance are being complied with.
  - E. Provide and maintain a public information bureau relative to matters arising out of this Ordinance.
  - F. Maintain the Township Zoning Map.
  - G. All other duties as provided in this Ordinance.

3. It shall be the duty of the Zoning Administrator to enforce this Ordinance through the proper legal channels.
4. It shall be the duty of the Township Attorney, County Attorney and the Sheriff of Sherburne County when called upon by the Zoning Administrator or Town Board, to perform such duties as may be necessary to enforce the provisions of this Ordinance.

### **Subdivision 3: Board of Adjustment**

1. **Creation and Membership:** Board is hereby established and vested with such authority as is hereinafter provided and provided by Minnesota Statutes, Chapter 462. Such Board shall consist of at least three (3) members. The Board shall be appointed for three (3) year terms, or other term as determined by the Town Board. The Board of Adjustment shall elect a chair and vice chair from among its members. It shall adopt rules at the beginning of each year for the transaction of its business and shall keep a public record of its transactions, findings and determinations. The meetings of the Board of Adjustment shall be held at the call of the chair and at such other times as the Board in its rules of procedure may specify.
2. The Board of Adjustment shall hold a public hearing as required by Minnesota Law and this Ordinance. It shall make a recommendation to the Town Board. The Town Board may approve or deny the request, or may adopt, reject or modify the recommendation of the Board of Adjustment.
3. **Reserved.**
4. **Notification:** Written notice of time, place and purpose of the public hearings shall be published in the official newspaper, designated by the Board of Township Supervisors. Notices will be sent to the landowner, applicant, and owners of record within the distances specified in Minnesota Statutes Chapter 462.
5. **Variances:** An application for a variance shall be made through the Township Zoning Administrator.

Unless there has been a substantial change in circumstances, applications for the same purpose shall not be heard for one year after the date of denial. Variances are valid only if acted upon by the applicant within one (1) year of approval.

No variance application will be accepted from a landowner or for property on which there are existing violation(s) of any Haven Township Ordinance unless it is determined that the variance is necessary to resolve the violation (s).

The Town Board shall have all power under Minnesota Statutes Chapter 462 to grant a variance adjustment in and exception to dimensional regulations of this Ordinance to the extent of the following and no further;

- A. To vary or modify the strict application of any of the regulations or provisions contained in this Ordinance in cases in which there are practical difficulties or unnecessary hardships in the way of such strict applications; no variance or modification of the uses permitted within a district shall be allowed, except as otherwise provided in this Ordinance.

"Hardship" has the meaning in Minnesota Statutes Chapter 462, and also means that the property in question cannot be put to a reasonable use if used under the conditions allowed by this ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and a variance will not alter the essential character of the locality. Economic considerations alone shall not constitute a hardship if a reasonable use for the property exists under the terms of this ordinance.

Variations shall not be granted if:

1. The terms of the variance are inconsistent with the Haven Township Comprehensive Plan.
2. The request would not be in harmony and character to the surrounding neighborhood.
3. The use is prohibited in the zoning district in which the subject property is located.
4. The use would restrict the passage of storm water in such a manner as to increase the height of flooding and / or negatively impact adjacent properties.

The Board may have full discretion to require additional information as needed to make a decision on a variance, and may impose conditions in the granting of the variance to insure compliance and to protect adjacent properties and the public interest.

- B. To interpret zoning district boundaries on official zoning maps.
- C. Except in the scenic district to permit the extension of a zoning district where the boundary line thereof divides a lot in on ownership at the time of the passage of this Ordinance, but such extension of any district shall not exceed one hundred (100) feet.

6. **Appeals:**

- A. An appeal from any order, requirement, decision, or determination of any administrative official charged with enforcing this ordinance shall be perfected within ten days (10) of the administrative official's decision by filing with the Town Clerk notice of appeal specifying the grounds thereof. The Board of Adjustment

may then fix a reasonable time for the hearing of the appeal and give notice thereof to the appellate and the officer from whom the appeal is taken and to the public by publishing a notice of the hearing once in the official newspaper of the Township at least ten (10) days before the date set for the hearing. The Board shall thereupon make a recommendation to the Town Board.

The Town Board may reverse or affirm wholly or partly, or may modify the order, requirement, decision, or determination appealed from and to that end shall have all the powers of the officer from whom the appeal was taken and may direct the issuance of a permit. An appeal stays all proceedings in furtherance of the action appealed from unless the Town Board certifies that by reason of the facts stated in the certificate a stay would cause imminent peril to life or property.

7. **Reserved**

**Subdivision 4: Amendments and Re-zonings**

1. **Application:** This Ordinance or the Official Zoning Map may be amended whenever the public necessity and the general welfare require such amendment by following the procedure specified in this Section. Amendments to the boundaries of a zoning district on the Official Zoning Map are known as "re-zonings."

Proceedings for amendment of this Ordinance shall be initiated by:

- A. A petition of the owner or owners of the actual Property, or
- B. Resolution of the Town Planning Commission, or
- C. By action of the Board of Township Supervisors.

2. **Filing:** An application for an amendment or rezoning shall be filed with the Zoning Administrator. All applications for re-zonings that are initiated by the petition of the owner or owners of property, the zoning of which is proposed to be changed, shall be accomplished by a map or plat showing the lands proposed to be changed and all land within one half (1/2) mile of the boundaries of the property proposed to be rezoned, together with the names and addresses of the owners of the lands in such area as the same appears on the records of Sherburne County. Unless there has been a substantial change in circumstances, applications for the same purpose shall not be heard for one year after the date of denial.
3. **Notification of Proposed Rezoning:** The notification of public hearings shall conform to Minn. Statutes Chapter 462 as amended.
4. **Public Hearing:** Upon receipt in proper form of the application and other requested material, the Haven Planning Commission shall hold at least one (1) public hearing. At least ten (10) days in advance of each hearing, notice of the time and place of such hearing shall be published in the official newspaper of the Town.
5. **Authorization:** The amendment shall be effective only if four-fifths (4/5) of the members of the Board concur in its passage.
6. **Fees:** To defray the administrative cost of processing of requests for an amendment to this Ordinance. A fee and other deposit shall be paid by the Petitioner. The fees and other deposit shall be determined by the Zoning Administrator and Town Fee Schedule.
7. **Submission Requirements:**
  - A. Vicinity Map

B. Legal Description

**Subdivision 5: Interim Use Permits**

1. **Transferability:**

Unless otherwise stated by the Town Board in the permit, any Interim Use Permit (IUP) issued under this Ordinance is granted solely to the applicant and the business entity named in the application, and for the premises named in the IUP application. No IUP of any sort granted pursuant to this Ordinance is transferable to any other person or premises. If a change of ownership, control, or location of any licensed premises occurs, whether pursuant to move, sale, transfer, assignment, foreclosure, or otherwise, the owner or proposed new owner must complete a new application subject to approval pursuant to this Ordinance. A change of ownership or control includes, but is not limited to:

- A. The sale of all or substantially all of the company assets
- B. Sale or acquisition of forty (40) percent or more of the controlling interest (voting) stock if the company stock is publicly traded
- C. Sale of fifty-one (51) percent of the voting stock if a non-publicly traded stock or closely held corporation
- D. Execution of a management agreement, or
- E. The change of any officer or majority stockholder if the company is a closely-held corporation.
- F. The Town Board may waive the requirements of this Subdivision in writing if after the change of ownership or control of the same, or in the Zoning Administrator's opinion, substantially the same persons control or own the entity or property.

2. **Application:**

Unless there has been a substantial change in circumstances, applications for the same purpose shall not be heard for one year after the date of denial.

An application for an Interim Use Permit shall be filed with the Zoning Administrator on a form prescribed by the Board of Township Supervisors. Unless otherwise directed by the Zoning Administrator, the applicant shall provide the following written information in order for an IUP application to be complete:

- A. A complete IUP application form signed and dated by the applicant and property owner(s) and pay all applicable fees
- B. Written description of the activities
- C. Written description of the type and number of vehicles (motorized and non-motorized, such as trailers), heavy machinery and equipment to be used on the property

- D. Days and hours of operation
- E. Number of employees using the property, including sub-contractors (full-time and part-time)
- F. Site plan, including:
  - 1. A survey or aerial photograph showing all existing and proposed buildings, well, septic system (or other restroom facilities), outside storage area(s), driveway access(s), and any public or private easements
  - 2. Existing and proposed screening (if required). Screening may consist of coniferous trees not less than 6' in height, planted not less than 8' apart and/or a non-transparent fence not less than 6' in height
  - 3. Existing and proposed signage, including a dimensional diagram of proposed signage
- G. A Certificate of Septic Compliance. If the septic system is older than ten (10) years and has not had a passing septic compliance check within the past ten (10) years, A septic compliance check must be completed. If the septic system is not in compliance with County and/or State regulations, the septic system must be upgraded before the IUP application will be considered to be complete.
- H. Written description of any maintenance to take place on-site, including how hazardous materials will be stored and disposed of
- I. A certificate of insurance
- J. Wetland Impact approval (if applicable)
- K. Any additional information required by the Zoning Administrator specific to the IUP request

3. **Notification and Public Hearing:**

The notification for public hearings shall conform to Minn. Statutes Chapter 462 as amended.

4. **Findings:**

No Interim Use Permit shall be approved or recommended for approval by the Township Planning Commission or Town Board unless said Commission and Board shall find:

- A. That the Interim Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
- B. That the establishment of the Interim Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

- C. That adequate utilities, access roads, onsite drainage and other necessary facilities have been or are being provided.
- D. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- E. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

5. **Report to the Township Board:**

For each application for an Interim Use Permit where applicable, the Township Planning Commission shall report to the Board of Township Supervisors its finding and recommendations, including the stipulation of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest. Upon receipt of the report of the Planning Commission, the Board of Supervisors shall make a decision upon the proposal to grant or deny an Interim Use Permit.

6. **Fees:**

The applicant shall pay all IUP and recording fees as determined by the Township Board in the Fee Ordinance. All fees are considered the minimum amounts necessary to reimburse the Township for costs incurred in processing the application and investigating the application and the proposed premises and are, therefore, non-refundable. As a condition of approval of the IUP, the Township Board may require an additional annual Inspection Fee as stated in the Fee Ordinance. The Annual Inspection Fee shall cover the cost of Staff or their agent to inspect the property as required within the IUP's conditions of approval.

7. **Compliance:**

Any use permitted under the terms of any Interim Use Permit shall be established and conducted in conformity with the terms of such permit and of any conditions designated in connection therewith. If the applicant does not abide by the conditions set forth in the permit, the Township has the right to either revoke the permit or hold another hearing to investigate and set additional conditions.

8. **Incomplete Applications:**

- A. Incomplete applications shall be considered denied one (1) year from the date of the application if the proposal has not obtained the required approvals. The Zoning Administrator may grant one 6-month extension if the Zoning Administrator determines that continuous progress has been made to keep the application moving toward approval.

**Subdivision 6: Building Permits, Certificates of Occupancy**

All Building Permits, Certificates of Occupancy and other Sherburne County Construction Codes and Rules must be met in all cases.

**Subdivision 7:           Violations, Penalties and Enforcement**

1.     **Violations and Penalties:** Any person, firm or entity who shall violate any of the provisions hereof or who shall fail to comply with any of the provisions hereof or who shall make any false statement in any document required to be submitted under the provisions thereof, shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished pursuant to law.
2.     **Enforcement:** This Ordinance shall be administered and enforced by the Zoning Administrator, who is hereby designated the enforcing officer.
3.     **Actions:** In the event of a violation or a threatened violation of this Ordinance, the Board of Township Supervisors or any member thereof, in addition to other remedies, may institute appropriate actions or proceedings to prevent, restrain, correct or abate such violations or threatened violations, and it shall be the duty of the Township Attorney to institute such action.

**Subdivision 8:           Planning Commission**

1.     **Creation and Membership:** A Planning Commission is hereby established and vested with such authority as is hereinafter provided and provided by Minnesota Statutes, Chapter 462. Such Board shall consist of at least three (3) members. The Planning Commission shall be appointed for three (3) year terms, or other term as determined by the Town Board. The Planning Commission shall elect a chair and vice chair from among its members. It shall adopt rules at the beginning of each year for the transaction of its business and shall keep a public record of its transactions, findings and determinations. The meetings of the Planning Commission shall be held at the call of the chair and at such other times as the Planning Commission in its rules of procedure may specify.
2.     The Planning Commission shall hold a public hearing as required by Minnesota Law and this Ordinance. It shall make a recommendation to the Town Board. The Town Board may approve or deny the request, or may adopt, reject or modify the recommendation of the Planning Commission.
3.     **Notification:** Written notice of time, place and purpose of the public hearings shall be published in the official newspaper, designated by the Board of Township Supervisors. Notices will be sent to the landowner, applicant, and owners of record within the distances specified in Minnesota Statutes Chapter 462.



## SECTION 17 - DATE OF EFFECT

This Ordinance shall be in full force and effect from and after its passage, approval and publication, as provided by law.

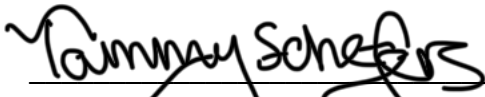
This Ordinance is adopted this 16<sup>th</sup> day of March 2026 by the Haven Township Board of Supervisors.



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Eric Meyer, Chairman

ATTEST:



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Tammy Schefers, Clerk

**DRAFTED BY:**

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