

Per recommendation from Planning and Zoning Commission on 4-5-23, Section 1210.10 shall be revised to read as follows – new language highlighted:

1210.10. (FR) Forest Reserve District.

Subd. 1. Purpose. The purpose of the Forest Reserve (FR) District shall be to provide for remote very low density residential development that may be distant from roads, city water and city sewer, to prevent destruction of natural or man-made resources, to maintain large tracts of land for forest recreation and rural living purposes, and to foster certain recreational uses and other activities which shall not be incompatible with the public welfare.

Subd. 2. Special Requirements.

A. Where it is impracticable due to terrain or where it would be prohibitively expensive to provide City water or sewage collection, on-site sewer, wells and individual sewage septic system meeting legal requirements may be permitted. A Conditional Use Permit will be required for any individual water and sewage disposal systems.

B. Clear cutting not allowed within one hundred (100) feet from adjoining property, road right-of-way, or scenic areas, unless otherwise authorized.

C. Minimum lot acres: Five (5) acres.

D. Minimum Lot Width: The minimum lot width at the building line shall be three hundred (300) feet.

E. Maximum lot coverage including accessory buildings: Twenty percent (20%)

F. Rear and Side Yard Setbacks: Fifty (50) feet.

G. Fences for livestock.

Subd. 3. Permitted Uses.

A. All uses permitted in R-1 and R-2 districts.

B. Single and multi-family dwellings.

C. Management and utilization of forest and recreational resources.

D. Soil and water conservation programs.

E. Wildlife preserves.

F. Tree plantations.

G. Home occupations (with Conditional Use Permits).

H. Compatible recreation uses.

I. Farms and livestock (livestock as authorized by Conditional Use Permit).

J. Customary accessory structures such as barns and storage buildings. Size limitations and number of allowed structures in R-1 or R-2 do not apply to accessory buildings in this district.

Subd. 4. Conditional Uses. A Conditional Use Permit shall be required for any of the following:

A. Roads.

B. Gravel pit, rock quarry.

C. Portable sawmills.

D. Barns and large storage buildings.

E. Short term rental of a dwelling unit by the owner, except short term rental is prohibited when the dwelling unit is located on a parcel whose boundary is located within 300 feet of the boundary of a parcel zoned R1 or R2.

Subd. 5. District Requirements.

A. Minimum lot area 5 acres

B. Minimum lot frontage 300 feet

C. Minimum front setback 50 feet

D. Minimum side setback 30 feet

E. Minimum rear setback 50 feet

F. Maximum building height 50 feet

G. Single family residence 768 square feet minimum

H. On-site sewer system Legal Requirements

I. Clear cutting not permitted within one hundred (100) feet of adjoining property, road right-of-way, or scenic areas.