



SUPERVISOR, CHAIR
John Pazlar
16601 Orwell Road North
Marine on St. Croix, MN 55047
(651) 433-5013

SUPERVISOR
Steve Magner
31 Moonlight Bay
Stillwater, MN 55082
(651) 439-5366

SUPERVISOR
Don Rolf Jr.
14260-131st. St. N.
Stillwater, MN 55082
(612) 209-3042

CLERK/TREASURER
Bobbi Hummel
P.O. Box 60
Marine on St. Croix, MN 55047
(651) 439-1706

DEPUTY CLERK/TREASURER
Marsha Olson
817 Everett Drive
Stillwater, MN 55082
(651) 275-9178

PLANNING COMMISSION
Chad Nelson
12768 170th Street North
Marine on St. Croix, MN 55047
(651) 491-8703

**AGENDA
TOWN OF MAY
PLANNING COMMISSION
February 27, 2025 at 7:00 p.m.**

**13939 Norell Ave. N.
Stillwater, MN 55082**

- 1. Call to order**
 - a. Review and approval of meeting minutes from January 30th, 2025.

- 2. Public Hearing. Rural Residential District Study**

- 3. Adjourn**

TOWN of MAY
WASHINGTON COUNTY, MINNESOTA
OFFICIAL PLANNING COMMISSION MINUTES
January 30th, 2025

The Planning Commission for the Town of May held its regular monthly meeting on Thursday, January 30th, 2025 at the May Town Hall. Members in attendance were Chair Chad Nelson, Vice Chair Walt Peterson, Lester Rydeen, Ted Nesse, and Dave Ubel. Also present was Town Planner Nate Sparks and Town Clerk Bobbi Hummel. Members Mitchell Otterson and Dave Langer were absent. Chad Nelson called the meeting to order at 6:59 p.m.

Minutes from December 19, 2024, Planning Commission Meeting.

Motion by Nesse, seconded by Peterson to approve minutes from the December 19th, 2024 meeting. All in favor. Motion passed.

Rural Residential District Study

Planner Sparks notes that public feedback has been received over several meetings and a framework has now been drafted for review. The Planning Commission will craft a recommendation tonight to present to the Board next week for endorsement. The endorsement would then be drafted into an ordinance amendment for another public hearing at next month's Planning Commission meeting.

Uses that are incompatible with the comprehensive plan have been removed, other uses have been clarified and/or re-defined. Amendments have also been made to other uses. The goal is to make an ordinance that is reflective of what the comprehensive plan outlines the rural residential district to be, as well as modernize it.

From last month, institutional uses were one item that warranted more discussion. Using the Comprehensive Plan as a guide, it states "institutional uses are inappropriate" in the rural residential district. If the direction is to follow the comprehensive plan and not change it, institutional uses would no longer be an option in the rural residential district. Other options are to scale or limit the use to the property size. This is especially important for our township as many of our gravel roads (scenic and rustic) have a limited capacity. Another approach (that other cities sometimes use) is to allow "assemblies" in a zoning district, size specified. May Township does not have the differences in zoning districts necessary to create a distinction and this may create conflicts and challenges.

Another challenge is parks or public spaces with an unfettered access to a property. Again, road limitations in the township need to be considered. Perhaps the answer again is to not have public uses in the rural residential zoning district. Instead, an option could be to create a new zoning district. With this, the land would get re-zoned and it would not be a conditional use permit but rather a re-zoning request.

Essential Services currently includes building large government buildings. This may not fit in the rural residential district. Some scenarios make sense for this use and we may consider it as a re-zoning rather than a conditional use permit. The currently allowed essential services could be better defined and scaled down. Clarity is important to distinguish exactly what is allowed. A re-zoning would allow more discretion for the Board. Some essential uses would be inappropriate if following the comprehensive plan, and should be removed. For example, home occupations can create a vast difference in size and scale. Small business permits create ongoing negative comments from residents. The increased activity can be bothersome to neighbors.

A new public (or semipublic) zoning district could include agriculture, parks, schools, places of assembly, and government buildings as conditional uses. Performance standards are also presented for these, including buffering, setbacks, and lighting.

According to the PCA, there are currently 5 feedlots in the township. 2 have no animals at this time. None of the 3 remaining, actually require a permit as they are simply registered as feed lots. In reality, there may not be any land owners in the township that have a lot large enough to have 1,000 animal units to require a permit. Perhaps the township could only require a permit when exceeding the animal unit count. A working farm would remain as is.

The state allows farmers to sell produce at their property, as road side sales. It does not make sense to require a CUP when this is something the township cannot prohibit. Sparks suggests removing this from the conditional use list and make it an accessory use to an agricultural use. An exception to access the front of the property should be granted. However, a situation where a building is used or sales take place on the interior part of their property should be considered as a small business permit.

Horse uses have been treated as agriculture. There is a difference in training a horse -vs- training the people riding the horse. Historically, a small business permit has been required to train riders. This could remain as written.

Temporary Homes/Mobile homes is only used in emergency situations. For example, with a fire, an IUP is granted to place a mobile home on the property while the permanent residence is repaired/rebuilt. A suggestion is to have an administrative function that grants this allowance solely with a building permit posted to rebuild the damaged home. This may also be allowable when someone builds a pole barn to store supplies for a new home on the same land.

Conflicting language around grading and land reclamation needs to be rectified, both are poorly defined. Grading is moving dirt; land reclamation is brought in dirt from off-site to move around. Both can be handled by the same permit process but thresholds should be required. The concern is the amount of work, not why or how the work is being done.

Antennas and Towers must have some allowance, but it should be consistent. Sparks proposes new general language around this use.

Board discussion on each use follows:

Speaking on institutional uses, Nelson is concerned with potential future challenges in setting size limitations. Using the comprehensive plan as a guide may make a more sensible approach. Peterson supports the scaling based on the size of the lot and creating standards, similar to what was done in the conservancy district. Sparks cautions the Commissioners in comparing this sizing approach to what is allowed in the conservancy district. The land sizes are vastly different (much larger) in the conservancy district than in the rural residential district. The entire scenario changes drastically with 1,000 acres of open land in a conservancy district verses a 40-acre tract in the rural residential district.

A potentially new public district is related to a comprehensive plan designation, just like the rural residential district. The location/zoning of a property guides the allowed uses and/or permits. The procedure to change zoning is discretionary and would allow the town more options to determine appropriate uses. The principal purpose of a new public district is for places like the town hall or county facilities and CUP's would still be required.

Upon review, Commission Nesse found it hard to scale many currently allowed uses into the rural residential district. The proposal to move some of the uses into a public zoning district is compelling and appropriate. It is problematic to try to come up with an arbitrary number at which to cap a use and/or trying to scale a non-residential use into residential district. He is in agreement on Planner Sparks recommendations and encouraged by the approach to create a new zoning district.

With this information, Peterson withdraws his comments about potentially scaling a use to the property.

Nelson agrees it makes the most sense to isolate public services into a public zoning district and manage it under the comprehensive plan.

Rydeen asks if care facilities considered an institutional use. Sparks clarifies it is a residential care facility and it is required to be permitted under state statute provide that is 6 or fewer people. Without public septic, a large facility would not be realistic in the township.

Nelson suggests institutional uses and government buildings be placed in a new public zoning district, following the current comprehensive plan.

Essential Services - Utility Substation. One example is our local 201 system, requires it be in a certain location based on infrastructure. Nesse suggests a narrow definition be drafted of what exactly is meant by this.

Home Businesses – Consider a home business with a CUP. This would be a business, for example, conducted in a pole building on the owner's property. It would be impactful to neighbors. The proposal is to add limits/restrictions to reduce potential complaints.

Home Occupations – Make this a simple registration requirement, it is a common requirement in many other towns. A house cannot be modified to accommodate a business.

Rydeen believes small businesses are good for the township and produce good people and that is good for the township.

Agricultural Uses – Not currently included in this ordinance. These are allowed as a CUP.

Roadside Sales Stand – Permitted as an accessory use. Sales in another structure or on the interior part of the property would require a small business permit.

Temporary Structures – Nelson believes it makes sense to grant this use in an emergency situation or when building a home. Allowing the building inspector to make a determination with individual situations.

Grading/Land Reclamation – Nelson mentions concerns about ongoing work with these projects. Nesse clarifies that grading and land reclamation would be considered one topic and thresholds would be established to determine a need for an IUP. The building inspector would be involved. Nelson agrees. The City Engineer would be involved in creating the threshold limits, it is somewhat driven by truck traffic. This has been problematic in recent history.

Antennas/Towers – Planner Sparks will make this a separate ordinance; it will require a CUP.

Nelson summarizes that the commission is in relatively high agreement at this point and offers a motion to recommend the proposed modifications as presented by Planner Sparks, using the comprehensive as the guiding document and creating a new public /semi-public zoning district.

Nesse notes the change in employee count on a home business as a change.

Peterson adds that the Building Inspector be involved in approving emergency temporary dwellings.

Motion seconded by Walt Peterson. All in favor. Motion passed.

This is Walt Peterson's last night as a Planning Commissioner and encourages everyone to consider joining the Planning Commission, as it has been a fulfilling experience.

Meeting adjourned at 8:47 p.m.

Respectfully submitted by Bobbi Hummel.



Bobbi Hummel
Clerk/Treasurer

PLANNING MEMO

To: Town of May Planning Commission

From: Nate Sparks, Town Planner

Date: February 21, 2025

Re: Rural Residential District Ordinance Updates

BACKGROUND

The Town has been going through a public process in reviewing the Rural Residential Zoning District. The Planning Commission held an open listening session at the November meeting, then reviewed the code in detail at the December meeting. For January, the Commission discussed ordinance amendments and recommended a framework of revisions. Now, in February, the Commission is reviewing the draft ordinance amendments.

PROPOSED ORDINANCE FRAMEWORK

Based on the Planning Commission's direction, the general intent is to maintain consistency with the current Comprehensive Plan. This includes generally removing most non-residential and non-agricultural uses from the district. However, this also results in a few other necessary modifications. The general direction being followed results in the following changes:

1. Defer Land Use policy to the text and maps within the existing Comprehensive Plan
2. Delete uses identified by the Comprehensive Plan as incompatible
3. Create a Public Zoning District for governmental, institutional, and park uses and apply this District to the Town Hall/Town Park property and Long Lake Conservation Area
4. Limit Essential Services to those that need to be in the RR District due to proximity to the gas and power lines
5. Make Home Occupations an administrative permit, limit incompatibility on Small Business Permits by reducing the number of employees to two
6. Eliminate commercial feedlots, allow sales stands without special approval
7. Allow temporary dwellings without special approval
8. Standardize grading/land reclamation permits across all districts
9. Standardize antenna/tower permits across all districts

PROPOSED AMENDMENTS

The amendments are attached, however, this is a summary of the changes:

- 1) Change definition of essential services to be about substations. Add definition for assembly uses.
- 2) Change section discussing "principal buildings" to be about principal uses and buildings.
- 3) This adds Public-Institutional to the list of districts regarding exterior storage requirements.
- 4) Combines land reclamation and grading permits.

- 5) This revises the feedlot ordinance to limit the size of feedlots.
- 6) Deletes the references to resorts from the Short Term Rental Ordinance.
- 7) Deletes the resort ordinance.
- 8) Amends the uses in the Agriculture District to be somewhat consistent with the methodology of the Rural Residential.
- 9) Amends the Rural Residential District to delete uses as discussed at the January meeting.
- 10) Deleted modified interim uses.
- 11) Removes RV section from Interim Use chapter.
- 12) Adds regulations regarding Temporary Dwelling Units.
- 13) Deletes Agri-Entertainment regulations, which was removed from the District.
- 14) Text regarding roadside sales stands.
- 15) The new Public Zoning District.
- 16) The changes regarding small business permits and home occupations.

RECOMMENDED ACTION

Staff recommends the Planning Commission hold a public hearing and forward the amendments to the Town Board.

SECTION 1

Proposed Section 702.01 (68):

~~(68) Essential Services—(Public Utility Uses, Transmission Services, Buildings and Storage). Transmission service such as electrical power lines of a voltage of 35 kv or greater, or bulk gas or fuel being transferred from station to station and not intended for en route consumption or other similar equipment and accessories.~~

Essential Services – Utility Substation – A utility use whose function is to reduce the strength, amount, volume, or configuration of utility flow from a bulk wholesale quantity to small retail quantities. These uses include electric or gas substations, telephone switching and relay facilities, water and sewage pumps, and lift stations. This does not include battery energy storage systems.

NEW:

Place of Assembly. The term "place of assembly" means a structure or portion thereof where a group of persons gathered together at regular, scheduled intervals for a particular purpose (e.g. religious, political, educational, social or cultural).

SECTION 2

Section 705.04: Principal Uses and Buildings

A. The Principal Use/Building.

1. Dwelling Unit Density. There shall be no more than one (1) residential dwelling unit or other principal use on any one (1) parcel of land.
2. Certain Dwelling Units Prohibited. No cellar, garage, recreational vehicle or trailer, basement with unfinished exterior above or accessory building shall be used at any time as a dwelling unit. Except as provided in Article 708.
3. All principal buildings shall meet or exceed the minimum standards of the Minnesota State Building Code, the Minnesota State Uniform Fire Code, the Minnesota Department of Health, the Minnesota Pollution Control Agency and the Town of May Municipal Code. The keeping of animals except for domesticated pets inside of the dwelling unit shall be prohibited.
4. All existing principal buildings in residential districts with non-winterized construction or inadequate non-conforming year-round on-site sewage treatment systems shall be considered a seasonal principal building. No

building permit shall be issued for the improvement of a seasonal principal building to a continuous year-round (365 days) habitable dwelling unit unless the existing building conforms or the building after such improvement (including septic system), will conform with all the requirements of the Town of May Code and any applicable State requirements, including road access to approved Town Road Standards.

5. Placement on Unplatted Land. All principal buildings hereafter erected on unplatted land shall be so placed as to avoid obstruction of future street or utility extensions and shall be so placed as to permit reasonably anticipated future subdivisions and land use.
6. Single Family Dwellings. All single-family detached homes, except as part of approved manufactured home parks, shall conform to the following requirements:
 - (a) Perimeter foundation. Be constructed upon a continuous perimeter foundation that meet the requirements of the State Building Code.
 - (b) Dimensional requirements. No residential structure shall have a width of less than 22 feet on not less than 70% of the structure. Width measurements shall not be inclusive of overhangs or other projections beyond the principal exterior walls.
 - (c) Minimum floor area. Single-family dwellings shall have a minimum foundation footprint of 900 square feet.
7. Agricultural may be a permitted accessory use on any property within the Town subject to the requirements of this Article. No agricultural buildings may be placed on a property without a principal structure such as a single family residence.

SECTION 3

705.10.B:

- B. Conservancy/Commercial/Public-Institutional Districts. In conservancy or commercial districts, exterior storage of personal property may be permitted by conditional use permit provided any such property is so stored for purposes relating to a use of the property permitted by this Code and will not be contrary to the intent and purpose of this Code. In any case, all exterior storage shall be screened to neighboring properties.

SECTION 4

Section 705.13: ~~Land Reclamation and Land Grading~~ Permits

- A. Grading Permit Required. Within this Article, land reclamation and grading is the reclaiming of land by depositing or moving material so as to alter the grade. ~~Land reclamation and grading may be permitted by Mining Interim use Permit (IUP) in the AG zone, or by a Grading Permit in all zones.~~ Depositing a total of more than fifty (50) cubic yards of material per acre, either by hauling in or regrading the area, shall constitute land reclamation and grading. Land reclamation and grading in flood plains shall be in accordance with the Floodplain Ordinance. The permit shall include as a condition thereof a finished grading plan which will not adversely affect the adjacent land and as conditions thereof shall regulate the type of material permitted, program for rodent control, plan for fire control, and general maintenance of the site, controls of vehicular ingress and egress, drainage and control of material disbursed from wind or hauling of material to or from the site. Grading or land reclamation greater than 50 cubic yards total but less than 500 cubic yards total shall require a grading permit issued administratively by the Town Engineer and Building Official pursuant to Article 306. Grading or land reclamation over 500 cubic yards total shall require an interim use permit.

SECTION 5

Section 705.19.A.3

Feedlots. Rural agricultural operations may not include commercial livestock pen feeding (feedlots) without first receiving a Minnesota Pollution Control Agency Feedlot Permit and conditional use permit from the Town Board. *No feedlot may exceed 1,000 animal units nor may be considered a "confined animal feeding operation" as defined by the United States Environmental Protection Agency.*

SECTION 6

Section 705.17: Short Term or Vacation Rentals

It is prohibited to rent, lease, or offer for rent or lease any dwelling unit, part of a dwelling unit, guest house, guest room, or lodging room for a period of less than thirty (30) days. ~~Rental of less than this period of time shall only be permitted in a resort, as defined by the Town Zoning Ordinance.~~

SECTION 7

Section 705.23: Resorts

- A. ~~Lot size.~~ No resort shall be on a lot less than ten (10) acres in size.
- B. ~~Density.~~ There shall be no more than one lodging room, guest room, or unit per acre.
- C. ~~Number of units.~~ There shall be a minimum of five (5) units and no more than fifty (50) units.
- D. ~~Open space.~~ At least 50% of the site shall be dedicated to permanent open space excluding streets and parking areas.

~~E. Screening. Structures and parking areas shall be screened to neighboring properties~~

SECTION 8

Section 708.01: Agriculture District Established (AG)

The Agricultural District is established for the purpose of promoting the continued farming of agricultural lands.

A. Permitted Uses. The following uses are permitted in the Agricultural District:

Agriculture
Single Family Detached Residential Dwellings

B. Permitted Agricultural Use. All legally permitted agricultural operations in existence upon the effective date of this Code shall be a permitted use. However, all regulations contained herein and other community ordinances in effect shall apply to all changes of the agricultural operation which will cause all or part of the area to become more intensively used or become more urban in character. Setback and other regulations shall apply to agricultural operations just they do to urban developments.

C. Accessory Uses. The following accessory uses are permitted in the Agricultural District:

Accessory Building (See Section 705.05)

~~Boat dock (non-commercial)~~

~~Fences (Section 705.09)~~

~~Garage (private) (as defined in Section 702.01)~~

~~Incidental repair~~

Keeping of Animals, Domestic Farm or Domestic Pets

~~Landscaping and decorative features (Section 705.07)~~

~~Off street parking (Section 705.16)~~

~~Residential waterfront~~

~~Uses; storage incidental to the principal use~~

~~Swimming pool residential~~

Essential Services Utility substations

Roadside Sales Stand, Seasonally Operated

Agricultural operations may include necessary accessory uses for treating, storing or producing retail farm market products; provided however, that the operation of any such accessory uses shall be secondary to that of the primary agricultural activity.

D. Conditional Uses. The following conditional uses may be permitted by a written Conditional Use Permit issued by the Town Board pursuant to Section 704.04.

~~Animals—Commercial Training~~

~~Antennae or Towers of 35 feet in height~~

~~Essential Services—Government Uses, Buildings and Storage (as defined in Section~~

~~702.01)~~
Essential Services - Transmission Services, Buildings and Storage (as defined in Section 702.01)
Feed Lots - ~~Commercial~~ (Section 705.19)
~~Home Occupations (Meeting Criteria) (as defined in Section 702.01)~~
~~Interim Uses (Section 709)~~
~~Mobile Home - Care Facility (Section 709.02(3))~~
~~Nurseries - Day and School (as defined in Section 702.01)~~
Nursery - Commercial Wholesale (Production of Trees and Shrubs)
Parks
~~Roadside Sales Stand (Seasonally Operated)~~
~~Storage - Open (Section 705.10) Also see (Article 402 - Small Business Permit)~~
~~Storage - As a Principal Use (Section 705.10)~~
~~Storage - Not Accessory to a Permitted Principal Use (Section 705.10)~~
~~Structure - Temporary or Interim Use~~
Temporary Farm Dwelling (Section 708.01(G))
~~Wildlife Reserves, Public or Private~~

- E. Physical Standards. All construction in the Agricultural District shall meet the following physical standards:
1. Height. The maximum height of all buildings shall not exceed the lesser of two and one half (2-1/2) stories or thirty-five (35) feet. This height limitation shall not apply to farm buildings, grain elevators, silos, windmills, elevator legs, cooling towers, water towers, smokestacks, or electric transmissions lines.
 2. Density Per Dwelling Unit – Forty (40) acres.
 3. Minimum Residential Lot Area Without Central Sewer and Water 2-1/2 Acres on approved soils.
 4. Minimum Lot Width
 - (a) No lot shall be less than 150 feet in width at the front yard setback line.
 - (b) Lots 4 acres in size or less shall have a minimum of 160 feet of public road frontage except as provided in (d) below.
 - (c) Lots greater than 4 acres in size shall have a minimum of 300 feet of public road frontage.
 - (d) Lots with frontage exclusively at the end of a cul-de-sac shall have a minimum of sixty (60) feet of public road frontage and meet the lot width requirement in (a) above.
 5. Setbacks. All buildings and structures, including houses with attached garages, shall meet or exceed the following setbacks:

Minimum Front Yard Setback.....	40 feet
Minimum Side Yard Setback	
From Street in Case of Corner Lot	40 feet
From Interior Lot Line	20 feet
Minimum Rear Yard Setback.....	50 feet
Setback from Lakes, Rivers, Streams (From Ordinary High Water Mark).....	
	75 feet

Regulations outlined in Washington County Shoreland Management Ordinance.

F. Performance Standards. Performance standards for detached agricultural buildings and domesticated farm animal buildings shall include the following:

1. Setbacks. All domestic farm animal buildings, feedlots and manure storage sites shall be setback as follows:

<u>Natural or Man-Made Features</u>	<u>Minimum Horizontal Setbacks</u>
(a) Any Property Line	100 feet
(b) Any existing well or residential structure on the same parcel	50 feet
(c) Any existing well or residential structure on adjacent or nearby parcel	200 feet
(d) Any body of seasonal or year round surface water	200 feet

2. Slopes. Said building, feedlot or manure storage shall not be placed on slopes which exceed thirteen percent (13%).
3. Seasonally High Ground Water. Evidence of the seasonally high ground water level or mottled soil (as established by six (6) foot borings) shall not be closer than four (4) feet to the natural surface ground grade in any area within one hundred (100) feet of the proposed building and/or feedlot.
4. Wetland Use. No marsh or wetland (as established by the predominant wetland vegetation and/or soils) shall be utilized for placement of the proposed structure, feedlot or grazing area, marsh or wetland. (See Article 809)

- G. Temporary Farm Dwelling. A mobile home may be permitted by conditional use permit in an agricultural district if the Zoning Administrator finds the following conditions are satisfied.
1. The mobile home will be an accessory dwelling unit located on a farm of at least seventy-five (75) acres in size.
 2. The mobile home will be occupied by persons who are:
 - (a) Members of the family of the persons occupying the principal dwelling house on the premises; and
 - (b) Engaged in the occupation of farming on the premises as partners or other business associates of the persons living in the principal dwelling house on the premises; and who earn fifty percent (50%) or more of their annual gross income for federal income tax purposes from such farming on the premises.
 3. The conditional use is so conditioned that it will expire and terminate at such time as the persons occupying the mobile home are no longer engaged in farming on the premises as required by paragraph 2 (b) above.
 4. At the time of termination of the conditional use permit, the mobile home temporary farm dwelling shall be removed from the premises within thirty (30) days when practical.
 5. The conditional use is conditioned so as to be reviewed annually by the Zoning Administrator.
- H. Interim Uses. ~~Agri-Entertainment, specifically limited to corn maze, hay rides and “pick your own” produce, Kennels (private and business/commercial), Mining, Mobile Homes, Recreational Vehicles or Trailers, and Small Businesses~~ are permitted in the Agricultural Zone as an Interim Use, if governed by an Interim Use Permit (IUP) issued by the Town Board pursuant to Article 709.

Grading

SECTION 9

RURAL RESIDENTIAL DISTRICT

Section 708.02: Rural Residential District Established (RR)

The Rural Residential District is established for the purpose of providing for Residential development and Residential use, affording enjoyment of the rural lifestyle. It is the intent of all portions of the Code governing Permitted, Accessory, Conditional and Interim Uses (“Uses”) within the Rural Residential District to ensure that the rural residential character of the community is preserved, by limiting the Uses to a secondary role, incidental to the primary use which is residential, and that the Uses must appear to be a secondary use of the property.

- A. Permitted Uses. The following uses are permitted in the Rural Residential District:

Agriculture
Single Family Detached Residential Dwellings

- B. All Agriculture Operations. All legally permitted agriculture operations in existence upon the effective date of this Article shall be a permitted use. However, all regulations contained herein and other community ordinances in effect shall apply to all changes of the agricultural operation which will cause all or part of the area to become more intensively used or more urban in character. Setback and other regulations shall apply to agricultural operations just as they do to urban developments.

- C. Accessory Uses. The following Accessory uses are permitted in the RR Rural Residential District:

Accessory Building (See
Section 705.05) ~~Boat Dock~~
(~~non-commercial~~)
~~Fences (See Section 705.09)~~
~~Garage (Private Residential, See Section~~
~~705.05) Incidental Repair~~
Keeping of Animals, Domestic Farm or
Domestic Pets ~~Landscaping and Decorative~~
~~Features (See Section 705.07) Off-Street~~
~~Parking (See Section 705.16)~~
Residential Waterfront Uses

Roadside Sales Stand, Accessory to an Agricultural Use, Seasonally Operated

- D. Conditional Uses. The following conditional uses may be permitted by a written Conditional Use Permit issued by The Town Board pursuant to section 704.04:

~~Animals—Commercial Training~~

~~Antennae or Towers over 35 Feet in Height Except Wind Energy~~

~~Conservation Systems (WECS)~~

~~Care Facility~~

Cemeteries

Churches

~~Essential Service—Government Uses Buildings and Storage (as defined in Section 702.01)~~

Essential Services - Transmission Services, Buildings and Storage (as defined in Section 702.01)

~~Feed Lots —Commercial (See Section 705.19)~~ Grading

~~Home Occupations (Meeting Criteria) (as defined in Section 702.01)~~ Incidental Repair

~~Interim Uses (See Article 709)~~

~~Land Reclamation (See Section 705.13)~~

~~Mobile Home—Care Facility (Section 709.02 (B)(3))~~

~~Mobile Home—Temporary Farm Dwelling (Section 708.01(G))~~ Parks

~~Recreation Areas—~~

~~Commercial Recreation Areas~~

~~—Private or Semi Public~~

~~Resorts~~

~~Roadside Sales Stand (Seasonally~~

~~Operated)~~ Schools—Public and Private

~~Storage—Open (Section 705.10)~~

~~Storage—Accessory to a Permitted Principal Use (Section 705.10)~~ Structure—Temporary or Interim Use

~~Temporary Farm Dwelling (See Section~~

~~708.01(G))~~ Wildlife Reserves, Public or Private

- E. Physical Standards. All construction in the Rural Residential District shall meet the following Physical Standards:

1. Height. The maximum height of all buildings shall not exceed the lesser of two and one-half (2 1/2) stories or thirty-five (35) feet.

This height limitation shall not apply to farm buildings, grain elevators, silos, windmills, elevator legs, cooling towers, water towers, smokestacks, electric transmission lines or wind generators.

2. Development Density – 10 Acres
3. Minimum Lot Area Per Dwelling Unit on Approved Soils – 2 ½ Acres
4. Minimum Lot Width
 - (a) No lot shall have less than 150 feet at the front yard setback line.
 - (b) Lots 4 acres in size or less shall have a minimum of 160 feet of public road frontage.
 - (c) Lots greater than 4 acres in size shall have a minimum of 300 feet of public road frontage.
 - (d) Lots with frontage exclusively at the end of a cul-de-sac shall have a minimum of sixty (60) feet of public road frontage and meet the lot width requirement in (a) above.
5. Setbacks. All buildings and structures, including houses with attached garages shall meet or exceed the following setbacks.

Minimum Front Yard Setback	40 feet Minimum
Side Yard Setback	
From Street in Case of Corner Lot	40 feet From
Interior Lot Line	20 feet
Minimum Rear Yard Setback	50 feet

F. Performance Standards for Detached Agricultural Buildings. Performance standards for detached agricultural buildings and domesticated farm animal buildings on parcels of less than twenty (20) acres shall include the following:

1. Setbacks. All domestic farm animal buildings, feedlots and manure storage sites shall be setback as follows:

<u>Natural or Man-Made Features</u>	<u>Minimum Horizontal Setbacks</u>
-------------------------------------	------------------------------------

- | | |
|-----------------------|----------|
| (a) Any property line | 100 feet |
| (b) Any | |

- | | | |
|-----|---|----------|
| | existing well or residential structure on the same parcel | 50 feet |
| (c) | Any existing well or residential structure on adjacent or nearby parcel | 200 feet |
| (d) | Any body of seasonal or year round surface water | 200 feet |
2. Evidence of the seasonally high ground water level or mottled soil (as established by six (6) foot borings) shall not be closer than four (4) feet to the natural surface ground grade in any area within one hundred (100) feet of the proposed building and/or feedlot.
 3. No marsh or wetland (as established by the predominant wetland vegetation and/or soils) shall be utilized for placement of the proposed structure, feedlot or grazing area.

G. Suburban Agricultural Operations. Suburban Agricultural Operations may occur on parcels of less than ten (10) contiguous acres in all zoning districts. Suburban Agricultural Operations include the production of, and are limited to, crops such as fruit trees, shrubs, plants, flowers and vegetables, provided such produce is intended for the use of the residents on the property or for sale away from the property or for temporary seasonal produce sales which require no roadside stand.

Suburban Agricultural Operations may include the keeping of domestic farm animals provided:

1. The parcel is at least five (5) acres in size with at least two (2) grazable acres per animal unit as defined in Section 705.19.
2. An adequate animal shelter shall made available to the animals.
3. A Minnesota Pollution Control Agency permit may be required and all regulations of any enforcement, regulatory or administrative body having jurisdiction must be followed.

Suburban Agricultural Operations shall not include roadside stands for sale of products, processing or packaging operations or similar uses.

- H. ~~Interim Uses. Agri-Entertainment, specifically limited to corn maze, hay rides and “pick your own” produce, Kennels (private and business/commercial), Mobile Homes, Recreational Vehicles or Trailers, and Small Businesses are permitted in the Rural Residential Zone as Interim Use Permit (IUP) issued by the Town Board pursuant to Article 709.~~
Grading Permit

SECTION 10

ARTICLE 709: INTERIM USES

Section 709.01: General Provisions

- A. Interim uses may be placed in agricultural and rural residential districts after obtaining an interim use permit.
- B. Interim uses and structures shall not require additional public roadway or premature extension of central sewer or water systems.
- C. The Town Board may specify the length of time which may be utilized for said interim use or structure. The specific length of time may be a condition of approval of the interim use permit.
- D. Grading or alteration of the site, except for driveway access and building construction shall not be permitted for interim uses or structures.
- E. Interim use permits issued by the Town Board for interim uses or structures shall be recorded with the Office of the County Recorder by the Town prior to the issuance of building permits or certificates of occupancy.
- F. The review standards and procedures for Interim Use Permits (IUPs) shall be the same as those defined in Section 704.04: Conditional Use Permits.

Section 709.02: Mobile Homes *Temporary Construction Office*

- A. ~~Mobile Homes Prohibited; Exceptions. No person shall park or occupy a mobile home (see definition, Section 702.01) on the premises of a lot with any occupied dwelling or on any land except as listed below.~~
- B. ~~Mobile Homes; Interim Uses.~~

1. Temporary Construction Office. A mobile home may be permitted as an interim use in any district if the Town Board finds the following conditions are satisfied.
 - (a) The mobile home will be utilized as a field headquarters for directing the ongoing construction of a project.
 - (b) Only one (1) mobile home shall be permitted on each project.
 - (c) The mobile home shall have adequate sanitary facilities or the site shall have temporary sanitary facilities installed.
 - (d) The mobile home and parking spaces shall adhere to all setbacks for the zoning district and shall only utilize the permitted access driveway.
 - (e) The mobile home shall not be used as a dwelling unit.
 - (f) The mobile home shall not be placed on the construction site until both an interim use permit and a building permit have been issued.
 - (g) Such a permit shall expire when construction is completed or within one hundred eighty (180) days after the date of issuance, whichever is less. Renewal of such a permit may be approved by the Zoning Administrator.
 - (h) The mobile home shall be removed within thirty (30) days of the permit termination. No certificate of occupancy shall be issued until the mobile home is removed.

~~2. Temporary Dwelling Unit During Construction. A mobile home may be permitted by interim use in any district if the Town Board finds the following conditions are satisfied.~~

- ~~(a) The mobile home will be utilized as a temporary dwelling unit by the present or potential occupant of a single family residence during the construction, reconstruction or alteration of said residency by the present or potential occupant.~~
- ~~(b) The mobile home shall have adequate sanitary facilities as prescribed by the community building official/sanitarian and County Public Health Department.~~

- ~~(c) — The interim use permit is issued only after the building permit has been obtained for the proposed construction.~~
- ~~(d) — The mobile home and parking spaces shall adhere to all setbacks for the zoning district and shall only utilize the permitted access driveways.~~
- ~~(e) — Such a permit shall expire when construction is completed or within one hundred eighty (180) days from the date of issuance whichever is less. Renewal of such permit may be approved by the Zoning Administrator.~~
- ~~(f) — The mobile home shall be removed within thirty (30) days of the permit termination. No certificate of occupancy shall be issued until the mobile home is removed.~~

3. ~~Care Facilities.~~

- ~~(a) — A mobile home may be permitted by interim use permit in an agricultural district (AG) or rural residential district (RR) if the Town finds the following conditions are satisfied:
 - ~~(i) — The mobile home will be an accessory dwelling unit to be occupied by persons who are:
 - ~~(a) — Infirm to the extent that they require extraordinary care; and~~
 - ~~(b) — That such care can only be provided, without great hardship, by family members residing in the principal dwelling house on the premises; and~~
 - ~~(c) — The infirmity and the need for care required by (a) and (b) above shall be show by written statement of a physician.~~~~
 - ~~(ii) — The permit is so conditioned that it will expire and terminate at such time as the care facility is no longer the residence of the person or persons suffering from the infirmity which requires such~~~~

~~care, or at such time as such care is no longer required.~~

~~(iii) — At the time of termination of the permit, the mobile home care facility shall be removed from the premises within thirty (30) days when practical.~~

~~(iv) — The interim use permit is so conditioned so as to be reviewed annually by the Town.~~

~~4. — General Mobile Home Standards.~~

~~(a) — All mobile homes permitted under this section shall meet or exceed the current Federal Mobile Home Construction and Safety Standards. The mobile home shall have a sanitary sewer treatment and disposal system in compliance with Chapter 305 of the May Town Municipal Code, the Minnesota State Pollution Control Agency and Health Department. (See definition for Mobile Homes).~~

~~(b) — When the mobile home is utilized as an accessory dwelling unit, the placement of the mobile home is subject to the same zoning district dimensional setbacks as the principal dwelling unit.~~

~~(c) — Mobile homes utilized as accessory dwelling units shall use the existing road access driveway of the principal dwelling unit.~~

~~(d) — Mobile homes utilized as accessory dwelling units shall be separated by a minimum horizontal distance of forty (40) feet from any other structure.~~

~~(e) — Mobile homes utilized as accessory dwelling units shall have ground anchors or tie downs as approved by the State of Minnesota Mobile Home Code.~~

SECTION 11

Move out of IUP Section:

Section 709.03: Camper, Travel Trailer, or Other Recreational Vehicle Regulations

- A. A camper, travel trailer, or other recreational vehicle of the type generally used temporarily as living quarters during the hunting, fishing or vacation seasons and duly licensed and registered under the laws of the State of Minnesota may be parked on residential property in the town, provided however, that such camper or travel trailer shall not, while so parked, be used as a dwelling place or living quarters.

- B. A camper, travel trailer or other recreational vehicle parked on a lot within an agricultural or residential district shall comply with all parking and building setbacks for the zoning district and shall only utilize the existing permitted access driveway into the site.
- C. A camper or travel trailer or other recreational vehicle may not be parked on any land outside of an approved trailer park or an approved sales lot, except that the parking one (1) unoccupied trailer, less than twenty-five (25) feet in length, in an accessory private garage, building or in the rear yard of a residential district is permitted provided that no living quarters shall be maintained or any business practices in said trailer while it is so parked or stored.
- D. A camper, travel trailer, or other recreational vehicle of the type described in paragraph A above and owned by a non-resident, guest or visitor may be parked or occupied by said guest or visitor on property on which a permanent dwelling unit is located for a period not to exceed thirty (30) days while visiting the resident of said property. The recreation vehicle or trailer shall have self-contained sanitary facilities or standard on-site facilities as required by the building official.
- ~~E. The Town Board may, upon application, grant an interim use permit for the use of a camper, travel trailer, or other recreational vehicle for temporary residential purposes within the community in conjunction with a home construction project that is underway, provided however, that a duly authorized and valid building permit shall have been approved by the building official prior to the application for an interim use permit.~~

SECTION 12

TEMPORARY DWELLING UNIT

The Town Board may, upon application, grant a permit for a Temporary Dwelling Unit for the use of a camper, travel trailer, mobile home, or other recreational vehicle for temporary residential purposes within the community in conjunction with a home construction project that is underway, provided however, that a duly authorized and valid building permit shall have been approved by the building official prior to the application for the permit.

1. The applicant for said permit shall file an application with the Zoning Administrator setting forth the area in which said trailer is to be located, together with a copy of the building permit for the home to be constructed on said property.
2. The term of said permit shall not exceed one hundred eighty (180) days or upon receipt of certificate of occupancy of the residential home in question, whichever comes first. Upon the expiration of

said permit, use as a temporary residence shall terminate.

3. The Town Board may attach such conditions and obligations to the issuance of said permit as deemed necessary to protect the health, safety and general welfare of the citizens of the community.
4. The camper, travel trailer, or other recreational vehicle shall be removed within thirty (30) days of the permit termination.
5. The property owner shall submit an escrow to ensure the removal of the temporary dwelling unit.
6. In cases of emergency, the Building Official may grant the use of a temporary dwelling unit pending approval of the Town Board, provided the escrow for removal has been submitted.

SECTION 13

~~Section 709.07: Agri-Entertainment~~

~~Agri-Entertainment, specifically limited to corn maze, hay rides, and “pick your own” produce.~~

SECTION 14

Roadside Sales Stand -

On Agricultural property, one seasonally operated temporary roadside sales stand may be permitted as follows:

1. The sales stand shall be located on property with a residence.
2. The sales stand shall not exceed 320 square feet in floor area.
3. The sales stand shall may be placed in the front yard, provided it is not closer than 25 feet to the public right-of-way.
4. The sales stand shall not be greater than 100 feet from the front lot line.
5. The products sold at the sales stand shall be grown on the premises.
6. The sales stand shall be accessed via the legally permitted driveway to the property.
7. The sales stand shall be operated by the resident on site.
8. Parking areas shall be provided.
9. Sales from a permanent accessory building or residence or on a sales stand greater than 100 feet from the right-of-way shall require a Small Business Permit.

SECTION 15

PUBLIC/SEMI-PUBLIC DISTRICT

Section 708.05: Public/Semi-Public District Established (PSP)

The Public/Semi-Public District is established for the purpose of providing for public and semi-public uses in areas identified in the Comprehensive Plan.

A. Permitted Uses. The following Accessory Uses are permitted in the Public/Semi-Public District:

1. Agriculture

B. Conditional Uses. The following Conditional Uses are permitted in the Public/Semi-Public District:

1. Parks
2. Places of Assembly
3. Schools
4. Governmental buildings

C. Physical Standards. All construction in the General Business/Commercial District shall meet the following physical standards:

1. Height. The maximum height of all buildings shall not exceed the lesser of two and one-half (2 1/2) stories or thirty-five (35) feet. The height limitation shall not apply to farm buildings, grain elevators, silos, windmills, elevator legs, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines.

2. Lot Area, Dimensions, and Restrictions. Lot Area shall be a minimum of 15 acres in size and adequate to provide for all expected improvements and for the installation of two on-site Sewage Treatment Systems.

(a) Minimum Lot Width at Front Yard Setback Line – 150 feet

(b) Setbacks. All buildings and structures shall meet or exceed the following setbacks:

Minimum Front Yard Setback 50 feet

Minimum Side Yard Setback 25 feet

Front Street in Case of Corner Lot 50 feet

Minimum Rear Yard Setback 50 feet

D. Performance standards for non-park uses within the Public/Semi-Public District

1. Minimum lot size is 40 acres.
2. The use shall be consistent with the Town Comprehensive Plan.
3. There shall be a screening belt of 50 feet in width to any public right-of-way.
4. The site shall not derive an impact greater than that of the equivalent of the impact the site would have as a single family residential subdivision in the Rural Residential District in terms of traffic generation, size of septic system, visual impact, and other such standards.

SECTION 16

ARTICLE 402: SMALL BUSINESS PERMIT & HOME OCCUPATIONS

Section 402.01: Purpose and Intent

It is the intent of the May Town Board to allow small business operations in AG and RR zoning district classifications subject to the criteria found in this Article.

Section 402.02: Definitions

- (1) Small Business. A small business operation charges fees for goods and services but does not include home occupations which are those businesses conducted solely within a residence and which are further defined below, nor does it include any agricultural uses. Those businesses which only operate off-site, have no employees come on site, and where all on-site business related equipment and materials if any, are always stored inside a building and only come and go once a day, are not considered Small Businesses and may operate without a Small Business Permit. Such businesses may have only one business vehicle parked outside. The Town may reasonably direct where such vehicle is parked.
- (2) Operator. The operator of a small business shall reside in the principal dwelling on the property. Further, the operator must be the owner of the property as defined herein, or must be related by blood, marriage or adoption to the owner of the property.
- (3) Minimum Acreage Required. A small business must be operated on a minimum of ten or more acres of land. Existing businesses may operate on five (5) or more acres of land provided they meet or exceed all criteria set forth in this Code and a Small Business License Permit was applied for and approved on or before June 1, 1992. After June 1, 1992, any existing or future business operation shall be required to adhere to the ten (10) acre land requirement.
- (4) Number of Employees. No more than ~~five~~ two full time (40 hours per week) employees or full-time equivalents may be employed, ~~although additional seasonal workers may be acceptable on a case-by-case basis.~~
- (5) Home Occupations. A small business permit is not required for a home occupation. "Home occupation" means any gainful occupation or profession engaged in by the occupant of a dwelling at or from the dwelling when carried on only within a dwelling unit and not in an accessory building and not involving exterior storage of equipment or additional parking or signage or exterior display of goods or drive-in traffic, which traffic is excessive in the sole discretion of the Town.
- (6) Owner (Ownership). Owner (ownership) means the Fee Simple Owner or Contract for Deed purchaser of the property containing the small business. In no case shall owner mean renter or leaseholder.

Section 402.03: Plan Review Requirements and General Operational Standards

- A. No small business use may be lawfully established without first obtaining an Interim Use Permit pursuant to Article 709 of this Code.
- B. Site Plan Required. A site plan must be prepared and approved that meets the following criteria:
 - 1. Accessory Buildings. The size of accessory buildings in which the operation is conducted shall not exceed the standards set forth in Chapter 7, Section 705.05.
 - 2. Setback From Property Lines. No accessory building in which a business operation is being conducted shall be located closer than 100 feet to any property line.
 - 3. Exterior Storage. Storage of equipment, machinery, vehicles, trailers or materials shall be in an accessory building, ~~unless the applicant can demonstrate to the satisfaction of the Town the necessity for exterior storage. In that case, all equipment and materials shall be screened such that it is not visible from any neighboring property or public roadway.~~
 - 4. Screening and Landscaping. Where screening and landscaping are required to diminish any potential adverse visual impact on adjacent properties, berms and natural materials are to include trees, shrubs, bushes and terracing. Fencing shall be of a style, material, and color in keeping with the exterior of the principal dwelling.
 - 5. Parking. A small business shall not create a parking demand in excess of that which can be accommodated in an existing driveway, where no vehicle is parked closer than fifty (50) feet from the edge of a public road or any property line. Any additional area planned for temporary parking shall first be approved by the Town and be treated as exterior storage and appropriately landscaped and screened.
 - 6. Lighting. Exterior lighting for security shall be minimal such that it would not appear significantly different than residential lighting. In no case should such lighting interfere with the privacy or enjoyment of adjacent properties or create a visual nuisance for public streets.
 - 7. Traffic/Noise/Nuisances. Traffic related to the small business shall not annoy, injure or endanger the health, safety, comfort or repose of the public or otherwise constitute a nuisance under Article 506 of this Code. No small business shall produce light, glare, noise, fumes, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.

8. Hours of Operation. No business shall be conducted between the hours of 10 p.m. and 7 a.m. Hours of operation may be set by the Town Board on a case- by-case basis.
9. ~~Advertising/Signage. Advertising signs shall be limited to one (1) on site, unlighted sign constructed of natural materials. This excludes lighted or neon signs and excessive designs or materials. Signs shall not exceed four (4) square feet in surface area and no part of the sign shall exceed six (6) feet in height. Signs shall conform to the standards set forth in Chapter 10 of this Code and, in the event of any conflict between the terms of this Article and Chapter 10, the more restrictive provision shall apply.~~
10. Drainage. Surface drainage shall be confined to the existing drainage volume. Grading and drainage plans shall be of sufficient detail to drain and dispose of all surface water accumulated on the site.
11. Chemical/Pollutant Storage and Disposal. All hazardous chemicals, including gasoline, oil, solvents, paints, etc., stored on-site shall be located and maintained in compliance with federal, local and state fire, police and environmental rules and regulations.

C. Uses Permitted. All business uses permitted via a Small Business permit shall be secondary and incidental to the primary residential use. *No use shall be permitted on site that generates activity outside of a building on the property. General retail sales are prohibited with the exception of seasonal livestock sales and sales of agricultural products produced on-site from agricultural property without a roadside sales stand provided:*

1. Seasonal "Sales" are limited to two events per year not to exceed four days per event.
2. The total amount of livestock offered for sale shall not exceed the amount of domestic farm animals/livestock permitted on the property by Section 705.19.B.
3. "Sales" shall mean the pickup of previously ordered and paid for items, and no walk-up sales are allowed.

Section 402.04: Interim Use Permit Required

- A. An Interim Use Permit is required for all small businesses. Each applicant shall make application for a permit on a form provided by the Town. The

applicant shall provide proof of ownership of the property, legal description, and a demonstration of adherence to Section 402.03. Permits are not transferable to other properties or individuals.

~~A person with a formal purchase interest in a property may make application for a Small Business Interim Use Permit on that property even before they meet the requirements of ownership as defined herein, so long as they provide evidence of a valid agreement to purchase the property and they provide written permission from the current owner to make such application. If the IUP is granted, such prospective owner may not commence operation of the small business until they have closed on the purchase, meet the requirements of ownership and residency as stated herein, and an IUP has been issued by the Town and executed by the parties.~~

- B. So as to maintain compatibility and protect the health, safety and general welfare of the public, the Town may impose additional limitations or requirements as it deems necessary.

Section 402.05: Application

- A. Permit Fee. There shall be a permit fee which shall be set periodically by Town Board Resolution as stated in Chapter 13 of the Code.
- B. Escrow. An applicant shall submit an escrow in the amount set periodically by Town Board Resolution and as stated in Chapter 13 of the Code to cover costs incurred in reviewing the application.
- C. Periodic Review. Periodic review of a small business permit is imposed as a condition of its grant. Every approved business operation may be reviewed on a periodic basis, in the discretion of the Town, to ascertain compliance with the conditions stipulated in the permit.

Section 402.06: Renewal

- A. Annual Renewal. A small business permit may be renewable annually or otherwise in the discretion of the Town Board and a permit renewal fee may be imposed which shall be set periodically by Town Board Resolution and the same must be submitted to the Town Clerk within thirty (30) days of the expiration of the permit.
- B. Review Escrow. The Applicant shall submit an escrow in the amount set periodically by Town Board Resolution and stated in Chapter 13 of the Code to cover costs incurred by the Town in conducting any review of a permit.

Section 402.07: Revocation

- A. Non-Compliance with Conditions. Non-compliance with the conditions set forth in the Small Business License or Permit or noncompliance with Town ordinances or state or federal laws and regulations may render the License or Permit subject to revocation at any time in the discretion of the Town Board.

- B. Change in Small Business Activity. Those License or Permit holders whose actions may be deemed to create a substantial change from the activity on which their Small Business License or Permit was based will be required to appear before the Town Board for review of their License or Permit. A substantial change is defined as a change from the conditions found in the Small Business License or Permit as prepared by the applicant and approved by the Town. If the Town Board finds that there has been a substantial change in activity which has occurred on the License or Permit holder's property, a public hearing shall be held within sixty (60) days after due mailed notice to the License or Permit holder and surrounding property owners for possible revocation of the License or Permit.

Section 408.08: Home Occupations. The purpose of this section is to provide for the use of the home as a place for the operation of a business or profession provided the occupation is clearly secondary to the principal use of the home as a residence, and does not alter the character or appearance of the home or neighborhood. Proposed home occupations that cannot comply with, or are found to be in violation of, the terms of this section shall be prohibited on residential property.

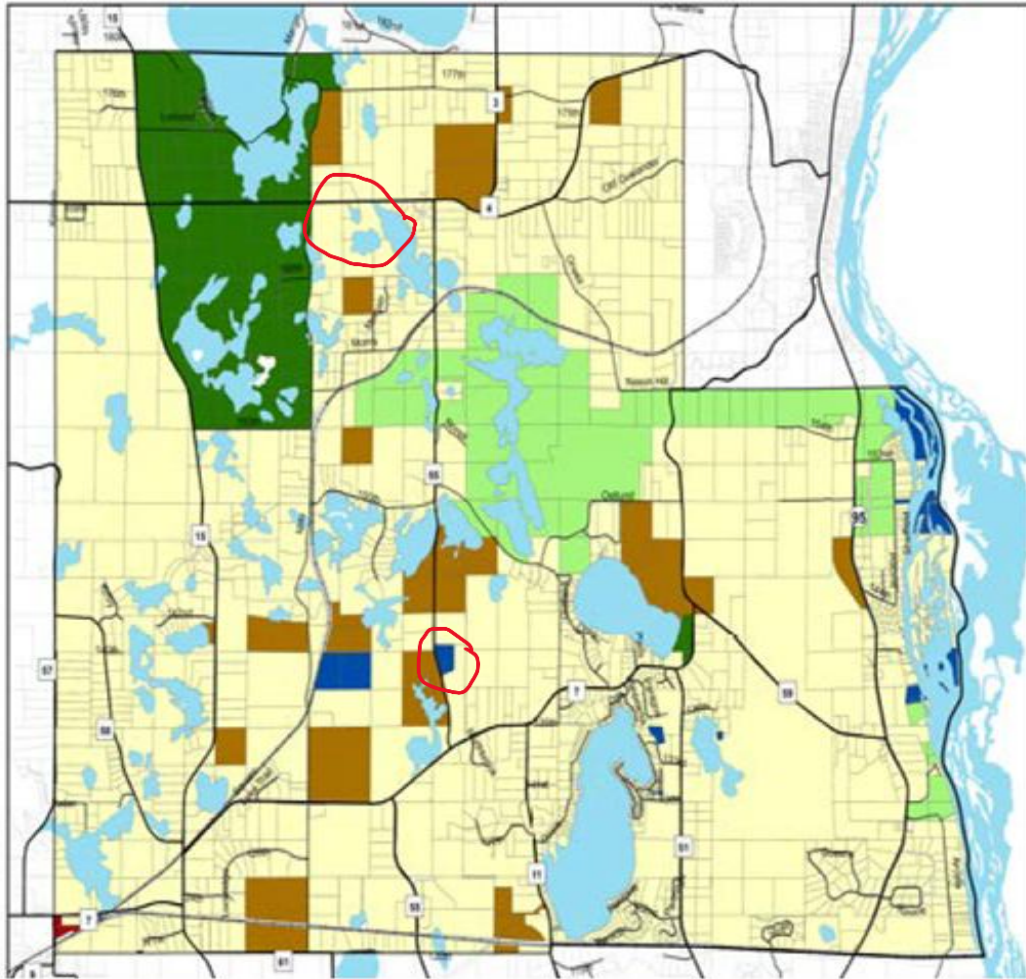
(a) Performance standards. All home occupations shall conform to the following standards:

- (1) Conduct of the home occupation shall not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence, or to the interior of the residence which would interfere with the ongoing residential use of the property or dwelling.
- (2) Operation of the home occupation shall be conducted entirely within the principal residence. Home occupation activities which require the use of a detached accessory building, whether active use or storage or other purpose, shall require application for a small business permit.
- (3) Only those persons residing in the home may be employed on the site. Any need for parking generated by the home occupation shall be met by the driveway.
- (4) No traffic shall be generated by any home occupation in a greater volume than would normally be expected from a single-family residence.
- (5) Any identification sign associated with the home occupation shall not exceed two square feet.
- (6) There shall be no exterior storage of any materials including business equipment, merchandise, inventory, business-related vehicles, or heavy equipment.

- (7) No home occupation activity shall be conducted outside of any building.
 - (8) The hours of operation shall be reasonable so as not to interfere with the residential character of the neighborhood. No visible business activity of any kind shall occur on the property between the hours of 10:00 p.m. and 7:00 a.m.
 - (9) Exterior lighting shall be directed and shielded from neighboring properties and public ways. No lighting shall be permitted for business purposes that is not typical of residential and/or rural-residential outdoor lighting.
 - (10) A home occupation shall not generate sewage of a nature or type that cannot be treated by a standard residential on-site sewage system, nor shall it generate any hazardous wastes without an approved plan for off-site disposal acceptable to the township under an interim use permit.
 - (11) There shall be no detriments to the residential character of the neighborhood due to the emission of noise, odor, smoke, dust, gas, heat, glare, vibration, electrical interference, traffic congestion, or any other nuisance resulting from the home occupation.
- (b) *Permitted home occupations.* Home occupations which are located within a dwelling, do not require use of a detached garage or accessory building, or generate a noticeable increase in traffic or parking shall be permitted upon approval by the Town Board. The Town Board may issue the permit with conditions. The following standards must be met:
- (1) Must comply with all performance standards.
 - (2) The area set aside for the home occupation in the principal structure shall not exceed 25 percent of the gross living area of the principal structure.

SECTION 17

Add Public Zoning District to Zoning Map
Rezone Town Hall property
Rezone Long Lake Conservation Area



Future Land Use



May Township 2040 Comprehensive Plan

Legend

- Town Boundary
- Streams
- Roads
- Railroad

Planned Land Use

- Rural Residential (1:10)
- Conservancy (1:20)
- Agricultural (1:40)
- Park & Recreation
- Public/Institutional
- Commercial
- Significant Open Water



N



Map Updated June 29, 2023