

ORDINANCE AMENDMENT NUMBER 17-3

THE COUNTY BOARD OF WRIGHT COUNTY HEREBY ORDAINS:

Article 1 – Amendment to Chapter 155 Zoning

Sec. 1.

§155.003 RULES AND DEFINITIONS

§155.003(129) is amended as follows:

(129) **SCHOOL.** As defined within M.S. §120A.05 ~~§ 120.03, subd. 2~~, as it may be amended from time to time, and M.S. § 123B.41, subd. 9 and 10, as they may be amended from time to time.

Sec. 2

§155.048 GENERAL AGRICULTURE (AG)

§155.048(D) *Conditional Uses* is amended as follows:

(D) *Conditional uses.*

- (1) Land reclamation and alteration;
- (2) Farm equipment sales;
- (3) Livestock feedlots in excess of 500 animal units;
- (4) Kennels;
- (5) Riding academies;
- (6) Home occupations;
- (7) Cemeteries;
- (8) Wholesale nursery, landscape and garden sales with seasonal retail sales (not to include retail stores);
- (9) Churches, not to include a school, but may include a residence;
- (10) Bed and breakfast units in single-family dwellings;
- (11) Township halls;

- (12) One farm accessory mobile home per farm operation;
- (13) Commercial outdoor recreation;
- (14) Mining and extraction in accordance with § [155.100](#) of this chapter;
- (15) Sewage treatment plants;
- (16) Non-commercial contractors yards;
- (17) Essential services in accordance with § [155.098](#) of this chapter;
- (18) Private airstrip, subject to the following conditions:
 - (a) All applicable regulations of the state and federal government are properly satisfied;
 - (b) There are no existing residential subdivisions, and no areas designated for future residential growth within the land use plan of the County Comprehensive Plan, within a radius of one and one-half miles of the proposed airport; and
 - (c) The airport shall be limited to use exclusively by the property owner.
- (19) Home extended business in accordance with § [155.103](#) of this chapter;
- (20) Retreat center in accordance with § [155.104](#) of this chapter;
- (21) Large animal veterinary clinics serving agricultural uses and livestock;
- (22) Commercial agricultural tourism; and
- (23) Solar energy farms.
- (24) Public Schools in accordance with § 155.110 of this chapter:

Sec. 3

Insert after § 155.109:

§ 155.110 Public Schools

(A) Standards. The following standards shall apply to all public schools:

- (1) The school is supported in whole or in part with funds from the State of Minnesota;
- (2) The school is regulated or licensed by the Commissioner of Education;

- (3) Has an enrollment capacity of 150 pupils or less;
- (4) Has as an essential part of its mission, purpose, or vision an educational component that is significantly related to the environment or nature;
- (5) The school is located on a parcel of land that is at least 80 acres in size, and has substantial and significant environmental features, such as lake shoreline features, wooded areas and wetlands;
- (6) Is an accessory use to an existing non-profit organization that provides camp and education experiences to children and adults.

(B) Conditions. As part of any conditional use permit the Planning Commission shall adopt conditions which address the following criteria:

- (1) Must not create an excessive demand upon existing services or amenities.
- (2) Must be screened or able to be screened adequately, or are sufficiently separated from adjacent residences to prevent negative impacts to nearby properties.
- (3) Must have an appearance that is consistent and compatible with the surrounding area and land uses.
- (4) Must not cause traffic hazards or undue congestion.
- (5) Must not negatively impact surrounding residences and neighbors by the intrusion of noise, glare, odor, or other adverse effects

(C) Interim Use. Public Schools are considered an interim use and shall immediately terminate in the event the Public School no longer meets the standards articulated in Section (A) or is found to be in violation of its permit.