

**ARTICLE 12—AGRICULTURAL/FORESTRY DISTRICT STANDARDS**

**12.1 PURPOSE**

The purpose of this district is to promote and protect those portions of the county where agricultural and/or forestry activities are present and are expected to continue to be vital elements of the local economy or where there is a pattern of large tract ownership. The primary use within this district is agriculture/livestock/forestry ,but may include single family residential. Compatible commercial uses may be allowed as permitted or conditional uses. The Agricultural/Forestry District is intended to implement the following policies and strategies of the Crow Wing County Comprehensive Plan:

- A Agricultural Policy, Strategy 5.** Allow marginal farmland along existing roads to be developed at higher densities to allow development while preserving areas for agricultural production, and to discourage piece-meal lot splits and rezoning.
  - 1. Implementation: Consider the use of clustering to encourage higher density development in suitable areas.
- B Agricultural Policy, Strategy 6.** Encourage developers and landowners to permanently preserve green space in new developments with appropriate infrastructure or environmental concerns. In other areas, encourage developers and landowners to permanently preserve green space and give them options to do so.
  - 1. Implementation: Share information with developers and landowners proposing subdivisions and construction on agricultural land, giving them options for permanently preserving open space in their developments.
  - 2. Implementation Task 6. Consider preserving open space in developments when updating the land use ordinance.

**12.2 DENSITY AND DIMENSIONAL STANDARDS**

- A.** All lots, structures, and uses permitted in the Agricultural/Forestry District shall meet the following density and dimensional requirements:

**Table 12.1 Lot Size, Width, Setback and Height Standards for the Agriculture/Forest District**

District	Minimum Lot Area	Minimum Lot Width	Structure Lot Line Setbacks	Road Right – of-Way Setback	Wetland Setback	Structure Height
Ag/Forest	35 acres	330'	10'	35'	15'	35'**

\*\*--Agricultural storage buildings, barns, silos, grain elevators, and similar structures are exempt from building height standards.

- B. Lot fronting on two roads.** Where a lot is located at the intersection of two or more roads or highways, structures shall meet required setbacks from both roads.
- C. Maximum impervious surface coverage:** The maximum impervious surface coverage for any lot shall meet the standards in Article 41.2.

**D. Guest Cottages**

A guest cottage may be permitted on a lot in the Agricultural/Forestry District provided that:

- A. It meets all required setbacks.
- B. The maximum impervious surface limits for the lot shall not be exceeded.
- C. The maximum building footprint does not exceed 900 square feet.
- D. It does not exceed 24 feet in building height.

**12.3 AGRICULTURAL USES ON STEEP SLOPES**

General cultivation, farming, grazing, nurseries, horticulture, truck farming, sod farming and wild crop harvesting are permitted uses if steep slopes are maintained in permanent vegetation or operated under an approved conservation plan consistent with the field office technical guides of the Natural Resource Conservation Service.

**12.4 NOTIFICATION OF AGRICULTURAL AND FORESTRY USES IN AGF DISTRICT FOR NEW DWELLINGS ADJACENT TO ACTIVE AGRICULTURAL PRODUCTION AREAS**

As a part of any subdivision of land creating four or more lots adjacent to land being used for an agricultural/forestry use, the owners of the property on which the residential development is located shall grant to the owners of all property adjacent to the development, a perpetual nonexclusive easement as follows:

- A.** The Grantors, their heirs, successors, and assigns acknowledge by the granting of this easement that the residential development is situated in an agricultural/forestry area and may be subjected to conditions resulting from commercial agricultural operations on adjacent lands. Such operations include the cultivation, harvesting, and storage of crops and livestock raising and the application of chemicals, operations of machinery, application of irrigation water, spreading of animal manure, and other accepted and customary agricultural activities conducted pursuant to federal and state laws. These activities ordinarily and necessarily produce noise, dust, smoke, odors, and other conditions that may conflict with Grantors' use of Grantors' property of residential purposes. Grantors hereby waive all common law rights to object to normal and necessary agricultural management activities legally conducted on adjacent lands which may conflict with Grantors' use of Grantors' property for residential purposes and grantors hereby grant an easement to adjacent property owners for such activities.
- B.** Nothing in this easement shall grant a right to adjacent property owners for ingress or egress upon or across the described property. Nothing in this easement shall prohibit or otherwise restrict the Grantors from enforcing or seeking enforcement of statutes or regulations of governmental agencies for activities conducted on adjacent properties.
- C.** This easement is appurtenant to all property adjacent to the residential development and shall bind to the heirs, successors, and assigns of Grantors and shall endure for the benefit of the adjoining landowners, their heirs, successors, and assigns. The adjacent landowners, their heirs, successors, and assigns are hereby expressly granted the right of third party enforcement of the easement.
- D.** This easement shall be filed on forms provided by the Department