

ORDINANCE NUMBER 189

BENTON COUNTY, MINNESOTA

WHEREAS, the Benton County Planning Commission on its own motion instituted proceedings to amend Ordinance Number 185 (Benton County Development Code); and

WHEREAS, on May 2, 1989, Notice of Public Hearings and Intent to Amend Benton County Development Code was published in the official newspaper; and

WHEREAS, on May 18, 1989, the planning commission held a public hearing thereon and recommended to the Benton County Board of Commissioners that said proposed amendments be approved; and

WHEREAS, on June 6, 1989, the Board of County Commissioners held a public hearing thereon and on June 20, 1989 approved the proposed zoning amendments,

NOW, THEREFORE, THE BENTON COUNTY BOARD OF COMMISSIONERS ORDAINS as follows:

ARTICLE I

Amend Section 3.56 as follows, and renumber as Section 3.61:

3.61 Floor Area: the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings and shall include basement floor area except for porches, balconies, breezeways, and attic areas having a head room of less than 7'6".

ARTICLE II

Add Section 6.1.6 to read as follows:

6.1.6 No more than 25% of any required minimum lot area may include public water, as defined in Minnesota Statutes 105.37, Subd. 14 (1984)."

ARTICLE III

Amend Sections 7.1.22 and 7.2.23 by dividing them into subparagraphs as follows:

- 7.1.22 (a) A dwelling or dwellings, which may be a manufactured home, in addition to the permitted farmstead dwelling, if used to house help employed full-time on the farm, and if the need for additional help and additional housing to support and carry on the principal use has been established.
- (b) A dwelling, which may be a manufactured home, for farm operator when the retiring property owner lives in the farmstead residence, or for supportive care for the property owner or retiring property owner.

The additional dwelling or dwellings must be placed on the farmstead or directly adjoining the farmstead. If placed elsewhere on the farm, it must comply with Section 7.1.21(a) of this Ordinance.

- 7.2.23 (a) A dwelling or dwellings, which may be a manufactured home, in addition to the permitted farmstead dwelling, if used to house help employed full-time on the farm and if the need for additional help and additional housing to support and carry on the principal use has been established.
- (b) A dwelling, which may be a manufactured home, for farm operator when the retiring property owner lives in the farmstead residence, or for supportive care for the property owner or retiring property owner.

ARTICLE IV

Amend Section 7.1.23 to add as a Conditional Use in "A-1" Agricultural Districts the following: "repair garages, warehousing, communication towers, cabinet shops."

ARTICLE V

Assign section number "10.4" to the Approval of Preliminary Plat section on page 114.

ARTICLE VI

Amend Appendix I, #10, to replace "Larson" with "Larsen" each of the three times it appears.

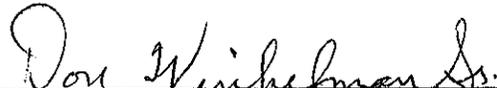
ARTICLE VII

Amend Appendix II, #2, to add "Rezoning from "A-2" to "R-3" approved by planning commission November 17, 1983 and County Board December 6, 1983."

ARTICLE VIII

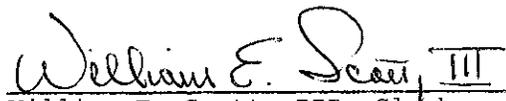
Amend Appendix II, #3, to add "Rezoning from "I-1" and "B" to "R-2"
approved by planning commission November 17, 1983 and County Board
December 6, 1983."

APPROVED AND ADOPTED by the Benton County Board of Commissioners this
20th day of June, 1989.



Donald Winkelman, Sr., Chairman
Benton County Board of Commissioners

ATTEST:



William E. Scott, III, Clerk



197030

OFFICE OF
BENTON COUNTY RECORDER
BENTON COUNTY, MN
CERTIFIED TO BE FILED
AND/OR RECORDED ON

APR 4 2 42 PM '90

ALICE O. ENGELMEYER
COUNTY RECORDER

BY  DEPUTY