

5. Recreation and community buildings owned and/or controlled by the Township or by a private school or public school district or other municipal authority.
6. Public utility services, including stations, communication towers or antennas, distribution plants, etc., but not including warehouses for the storage of bulky material, and not including factories for the manufacture of any commodity. Public utility and service structures shall not be located at such places or in such manner that they will segment agricultural land by limiting or interfering with the access to fields or the effectiveness and efficiency of the farmer or farm equipment including crop spraying aircraft.
7. Mining.
8. Other uses similar in nature to the uses described in this Subsection which the Township Board of Supervisors finds meets the standards of Section 300:230.3.
9. Event venues and agritourism subject to the provisions found in Section 300:146 and Section 300:230 of the Zoning Ordinance.
10. Ground mount community solar energy systems subject to the provisions found in Section 300:148 of the Zoning Ordinance.
11. Ground mount solar farms subject to the provisions found in Section 300:148 of the Zoning Ordinance.
12. Second Single Family Homestead per Homestead.
13. Riding Stables for Compensation.
14. Auction Business.
15. Campgrounds.
16. Dog Kennels.
17. Duplexes.

300:0525 Agricultural Conservation District Interim Uses. The following uses are subject to an Interim Use Permit in Agricultural Conservation District:

1. Home Occupations as allowed in Section 300:143 of this Ordinance.

2. One (1) storage pod on a parcel less than two and one half acres (2 ½), not more than two (2) storage pods on two and one half (2 ½) acres or more.
3. Yard Waste Composting
4. Asphalt & Concrete Mixing Plants, Portable for State, County and Township roadway construction.
5. Mining & Land Alteration
6. Personal Use Airstrips
7. Land application of wastewater treatment sludge provided the Township Board of Supervisors finds that the proposed application satisfies the standards and requirements of any and all ordinances, rules, and laws of Mille Lacs County, the Minnesota Pollution Control Agency, and the State of Minnesota.
8. Other uses similar in nature to the uses described in this Subsection which the Township Board of Supervisors finds meet the standards of Section 300:230.3 and the general standards of Section 300:235.

300:053 Height, Yard, Area, Lot Width and Depth Regulations and Density.

1. Lots, Area, and Width. Lots located within the Agricultural Conservation Districts shall meet the following minimum requirements:
 - a. Minimum lot area of each lot must be at least two and one-half (2 ½) acres.
 - b. Minimum area of upland shall be one and one-quarter acres (1 ¼) acres.
 - c. Minimum lot width of two hundred (200) feet at the building setback line.
 - d. Access to any lot shall have a minimum of sixty-six (66) feet of road frontage that abuts a public right-of-way.
 - e. For lots that front public bodies of water, all shoreland requirements of the Mille Lacs County Development Ordinance and the floodplain requirements of Section 300:400 of this Ordinance shall be complied with.
2. Yards - Front, Rear, Side, and Setbacks.

- a. Front yard setbacks shall not be less than seventy five (75) feet from the centerline of a Township Road.
 - b. Front yard setbacks shall not be less than one hundred (100) feet from the centerline of a County Road.
 - c. Front yard setbacks shall not be less than one-hundred, thirty five (135) feet from the centerline of a Highway.
 - d. Side yard setbacks shall not be less than (20) twenty feet or as specified in a., b., or c., above on the roadway side if lot is on a corner.
 - e. Rear yard setbacks shall not be less than fifty (50) feet.
 - f. For lots that front public bodies of water, all shoreland requirements of the Mille Lacs County Development Ordinance and the floodplain requirements of Section 300:400 of this Ordinance shall be complied with.
3. Height Requirements. Structures located within the Agricultural Conservation District shall meet the following height requirements:
- a. Except as provided in paragraph b below, no building hereinafter erected or altered shall exceed thirty-five (35) feet in height.
 - b. Agricultural and essential service structures shall have no height limitations.
4. No more than two (2) structures used for dwelling purposes (farm or non-farm and not including a second family homestead) shall be permitted within any quarter-quarter section within the Agricultural Conservation District except as may exist as of the date of this ordinance. No more than two (2) land splits shall be permitted within any quarter-quarter section within the Agricultural Conservation District except as may exist as of the date of this ordinance. Any third parcel created by a second land split shall be an unbuildable parcel and shall be recorded as unbuildable with the Mille Lacs County Recorder. This ordinance, however, shall not limit metes and bounds land splits meant for the purpose of combination with adjacent parcels.

SECTION 6. Sections 300:071 – 300:075 in the C/1 District are amended to read as follows:

300:071 Commercial/Industrial District Permitted Uses. The following are Permitted Uses in a Commercial/Industrial District:

1. Offices.
2. Retail businesses and service commercial uses occurring within enclosed buildings, excluding those which are listed or similar to those listed in Section 300:072.
3. Agriculture and farm buildings: The use of land for growing and/or production of field crops, including barley, corn, hay, oats, potatoes, rye, sorghum, soybeans, and sunflowers.
4. Nurseries and greenhouses for the propagation, cultivation, and growing of plants.
5. Essential Services and structures.
6. State licensed residential facilities serving six (6) or fewer persons, a licensed day care facility serving twelve (12) or fewer persons, or group family day care facilities licensed under Minnesota Rules Parts 9502.0315 to 9502.0445 to serve fourteen (14) or fewer children, except that a residential facility whose primary purpose is to treat adults or juveniles who have violated criminal statutes relating to sex offenses or juveniles who have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

300:072 Commercial/Industrial District Conditional Uses. The following are Conditional Uses in a Commercial/Industrial District:

1. Medical clinics, nursing or extended care facilities, congregate care facilities and licensed day care facilities.
2. Restaurants, cafes, and taverns.
3. Trails and historical markers.
4. Community buildings owned and/or controlled by the Township or by a private school or public school district or other municipal authority.
5. Drive up or drive through facilities and beauty and barber shops.
6. Wholesale businesses and any business that requests outside storage, display, sales, or servicing.

7. Auto, truck, boat, and farm sales and/or service.
8. Hotels and motels.
9. Senior Housing
10. Theaters.
11. Bowling alleys, skating rinks and other similar recreational facilities.
12. Gasoline service stations and convenience stores.
13. Manufacturing, assembly, processing, research, warehousing, and storage facilities occurring within an enclosed building; and Mini-Storage Buildings.
14. Public utility services, including stations, communication towers or antennas, distribution plants, etc., but not including warehouses for the storage of bulky material, and not including factories for the manufacture of any commodity. Public utility and service structures shall not be located and constructed at such places and in such manner that they will segment agricultural land by limiting or interfering with the access to fields or the effectiveness and efficiency of the farmer or farm equipment including crop spraying aircraft.
15. Agriculture and farm buildings: The use of land for growing and/or production of livestock, including dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds, ponies, deer, mink, and other animals.
16. Other uses similar in nature to the uses described in this subsection which the Township Board of Supervisors finds meet the standards of Section 300:230.3.
17. Event venues that include farm winery, distilleries and microbreweries subject to the provisions found in Section 300:146 and Section 300:230.
18. Ground mount community solar energy systems subject to the provisions found in Section 300:148 of the Zoning Ordinance.
19. Ground mount solar farms subject to the provisions found in Section 300:148 of the Zoning Ordinance.
20. Single family dwellings, existing as of the date of this ordinance, and related accessory uses and buildings.

300:0725 Commercial/Industrial District Interim Uses. The following are Interim Uses in a Commercial/Industrial District:

1. Asphalt & Concrete Mixing Plants, Portable – For State, County and Township roadway construction.
2. Mining.
3. Other uses similar in nature to the uses described in this Subsection which the Township Board of Supervisors finds meet the standards of Section 300:230.3 and the general standards of Section 300:235.

300:073 Site Plan Approval/Requirements for Conditional and Interim Uses. No building permit shall be issued for any construction within a Commercial/Industrial District until the site plan has been reviewed by the Zoning Administrator and Township Engineer. Planning Commission and Township Board of Supervisors approval is required for Conditional and Interim Uses. Applications for building permits for agricultural buildings shall be exempt from the site plan approval requirements of this Section 300:073. The application for a building permit for any construction within a Commercial/Industrial District shall be accompanied by a site plan showing such information as is necessary to show compliance with this ordinance, including but not limited to:

1. Description of the site (legal description);
2. Site plan drawn at scale showing parcel and building dimensions;
3. Location of all buildings and their square footage;
4. Curb cuts, driveways, access roads, parking spaces, off-street loading areas, and sidewalks;
5. Landscaping and screening plans;
6. Drainage plan;
7. Sanitary sewer and water plan with estimated use per day;
8. Soil type;
9. Any additional written or graphic data reasonably required by the Township Board of Supervisors or Planning Commission.

300:075 Height, Yard, Area, and Lot Width and Depth Regulations.

1. Lots, Area, and Width. Unplatted lots located within Commercial/Industrial Districts shall meet the following minimum requirements:
 - a. Minimum lot area of each lot must be at least two and one-half (2 ½) acres.
 - b. Minimum area of upland shall be one and one-quarter acres (1 ¼) acres.
 - c. Minimum lot width of two hundred (200) feet at the building setback line.
 - d. Access to any lot shall have a minimum of sixty-six (66) feet of road frontage that abuts a public right-of-way.
 - e. For lots that front public bodies of water, all shoreland requirements of the Mille Lacs County Development Ordinance and the floodplain requirements of Section 300:400 of this Ordinance shall be complied with.

2. Lots, Area, and Width. Platted lots located within Commercial/Industrial Districts shall meet the following minimum requirements:
 - a. Minimum lot area of each lot must be at least one and one-quarter (1 ¼) acres.
 - b. Minimum area of upland shall be one and one-quarter acres (1 ¼) acres.
 - c. Minimum lot width of two hundred (200) feet at the building setback line.
 - d. Access to any lot shall have a minimum of sixty-six (66) feet of road frontage that abuts a public right-of-way.
 - e. For lots that front public bodies of water, all shoreland requirements of the Mille Lacs County Development Ordinance and the floodplain requirements of Section 300:400 of this Ordinance shall be complied with.

3. Yards - Front, Rear, Side, and Setbacks.
 - a. Front yard setbacks shall not be less than seventy five (75) feet from the centerline of a Township Road.

- b. Front yard setbacks shall not be less than one hundred (100) feet from the centerline of a County Road.
- c. Front yard setbacks shall not be less than one-hundred, thirty five (135) feet from the centerline of a Highway.
- d. Side yard setbacks shall not be less than (20) twenty feet or as specified in a., b., or c., above on the roadway side if lot is on a corner.
- e. Rear yard setbacks shall not be less than thirty-five (35).
- f. For lots that front public bodies of water, all shoreland requirements of the Mille Lacs County Development Ordinance and the floodplain requirements of Section 300:400 of this Ordinance shall be complied with.

4. Height Requirements. Structures located within the Commercial/Industrial Districts shall meet the following height requirements:

- a. Except as provided in paragraph b below, no building hereinafter erected or altered shall exceed thirty-five (35) feet in height.
- b. Agricultural and essential service structures shall have no height limitations.
- c. Exceptions to the building height may be approved by Conditional Use Permit in accordance with Section 300:230.

SECTION 7. Section 300:0641, the minimum district dimensional requirements of the River Conservation District are amended to read as follows:

- j. Front yard setbacks shall not be less than seventy five (75) feet from the centerline of a Township Road.
- k. Front yard setbacks shall not be less than one hundred (100) feet from the centerline of a County Road.
- l. Front yard setbacks shall not be less than one-hundred, thirty five (135) feet from the centerline of a Highway.
- m. Side yard setbacks shall not be less than thirty-five (35) feet or as specified in j., k., or l., above on the roadway side if lot is on a corner.

- n. Except as provided by (e) above, rear yard setbacks shall not be less than thirty-five (35) feet.

SECTION 8. Section 200:020 is amended to add the definition of Essential Service:

“Essential Services” means the erection, construction, alteration or maintenance by private or public utilities of underground or overhead telephone, gas, electrical, steam, hot water, communication or water transmission, distribution, collection, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith for the furnishing of adequate service by such private or public utilities. Transmission reception antennas shall not be considered an essential service.

SECTION 9. Section 200:020 is amended to add the definition of Senior Housing:

“Senior Housing” means Dwellings, facilities or services developed for persons fifty five (55) years and older. Such dwellings or services include but are not limited to: Adults Family Homes, Assisted Living, Residential Care, Independent Living Arrangements, Nursing Care and Rehabilitation, or Continuing Care Retirement Community.

SECTION 10. The Planning Commission of Princeton Township held a public hearing at their February 12, 2024, meeting, took comments from the public, and recommended that the Board of Supervisors approve amendments to Chapters 200 and 300, Zoning Ordinance as it relates to amendments to the R-1, R-2, RR, AC, RC, and C/I Districts to align the Princeton Township Zoning Ordinance with the Mille Lacs County Development Ordinance and to add a definition of essential services.

SECTION 11. The Board of Supervisors of Princeton Township held the first reading of this Ordinance at their February 20, 2024, meeting and second reading at their March 26, 2024, meeting.

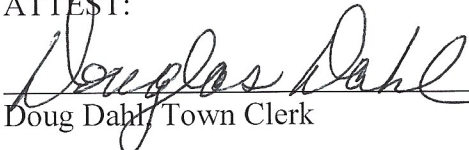
SECTION 12. This Ordinance shall be in full force and effect upon its passage and publication.

ADOPTED this 26th day of March 2024 by the Board of Supervisors of Princeton Township.

PRINCETON TOWNSHIP


Eugene Stoeckel, Board Chair

ATTEST:


Doug Dahl, Town Clerk