

ARTICLE VII -- RURAL SERVICE CENTERS VII

SECTION 7.00 R.S.D. RURAL SERVICE CENTER DISTRICT: 1

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The purpose of this district is to provide for limited opportunities for residential, commercial and industrial development that will not be detrimental to the character or to other uses of the rural service centers. The rural service centers as described in the Comprehensive Plan include the following: Salem Corners.

A. Permitted Uses:

1. One single-family detached dwelling per lot.
2. Home occupation as regulated in Section 10.02.
3. Public parks.
4. Accessory structures and uses customarily incidental to any of the above listed uses when located on the same property.
5. The raising of a maximum of ten (10) chickens as regulated in Section 10.51, as long as it is an accessory use to a single-family detached dwelling.
6. The following residential uses: State licensed residential facility serving six or fewer persons; Licensed family adult foster care home or foster care for adults with five or fewer beds as permitted in MS 245A.11, Subd. 2a. No more than one four (4) square foot sign advertising the facility shall be permitted at the primary driveway entrance.
7. The following non-residential uses: State licensed non-residential facility or day care facility serving 12 or fewer persons, and a group family day care facility serving 14 or fewer children. No more than one four (4) square foot sign advertising the facility shall be permitted at the primary driveway entrance.

B. Conditional Uses: (Also See Section 4.02, Conditional Use.)

1. One mobile home per lot.
2. Private or quasi-public facilities including but not limited to schools, churches, cemeteries, and community buildings.

3. **Public utility buildings such as substations, transformer stations, and regulator stations, without service or storage yards.**
4. **Certain commercial uses including: Drug or gift stores, gasoline service stations, grocery and other food stores, hardware, feed and seed stores, building material, lawn and garden supply stores, and nurseries, offices, governmental buildings, restaurants and taverns.**
5. **Certain Industrial uses including: Creamery, grain elevator, meat locker, welding shop, and auto body shop.**
6. **Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.**

C. General District Regulations:

1. Height Regulations:

- a. **No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.**

2. Lot Area Regulations:

- a. **Each lot shall have an area of not less than two (2) acres, except when additional lot area is required by the County Health Department to meet Board of Health Regulations.**

3. Front Yard Regulations:

- a. **A minimum front yard depth of not less than forty five (45) feet shall be provided on all lots adjoining federal, state, county, and township roads.**
- b. **A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.**

4. Side Yard Regulations:

- a. **A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, county, and township roads.**
- b. **A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.**

- c. A minimum interior side yard width of not less than eight (8) feet shall be provided.
- 5. **Rear Yard Regulations:**
 - a. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.
- 6. **Lot Width Regulations:**
 - a. Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width at the front building line.
- 7. **Off Street Parking Regulations:** See Section 10.04.