

Article VI. Performance Standards.

The guiding of land development into a compatible relationship of uses depends upon the maintenance of certain standards. In the various Zoning Use Districts, the permitted, accessory, conditional and interim uses shall conform to the following standards:

Section 20-81. Nuisance Standards.

- (a) Noise. Any use established shall be so operated that no undue noise resulting from said use is perceptible beyond the boundaries of the property on which such use is located. This standard shall not apply to incidental traffic, parking, loading, construction, farming or maintenance operations.
- (b) Vibration. Any use creating periodic earth-shaking vibration shall be prohibited if undue vibrations are perceptible beyond the boundaries of the property on which the use is located. This standard shall not apply to vibrations created during periods of construction.
- (c) Glare and Heat. Any use producing intense heat or light transmission shall be performed with the necessary shielding to prevent such heat or light from being detectable at the lot line of the site on which the use is located.
- (d) Smoke and Particulate Matter. Any use established, enlarged, or remodeled after the effective date of this Chapter shall be so operated as to meet the minimum requirements of the Minnesota Pollution Control Agency for the emission of smoke and particulate matter.
- (e) Toxic or Noxious Matter. No use shall discharge into the atmosphere, water, or subsoil, any toxic or noxious matter. All discharges shall be in conformity to the regulations and standards adopted by the Minnesota Pollution Control Agency.

Section 20-82. Storage Standards.

All materials and equipment shall be stored within a building or screened from adjoining properties, except for the following: Laundry drying and recreational equipment, construction and landscaping materials and equipment currently being used for construction of the premises, and off-street parking, except as otherwise regulated herein. Boats and travel trailers and motor homes, less than thirty-five (35) feet in length, are permissible, if stored in the side or rear yard not less than ten (10) feet distant from any property line. Existing uses shall comply with this provision within twelve (12) months of the effective date of this Chapter. Plans for screening shall be reviewed by the Planning Commission and approved by the Town Board before structures are erected. In a residential platted subdivision,

wood piles must be neatly stacked, a maximum of eight (8) feet in height and must not take up more than ten (10) percent of the total open area of a yard.

- (a) Bulk Storage (Liquid). All uses associated with the bulk storage of oil, gasoline, liquid fertilizer, chemicals and similar liquids shall comply with the requirements of any applicable federal or state law or regulations, and have documents from those offices stating that the use is in compliance. Fuel tanks may be permitted as an accessory use only and shall be subject to setback regulations. All existing, above-ground liquid storage tanks shall comply with the requirements of the Minnesota State Fire Marshal's office.

Section 20-83. Visual Standards.

- (a) Screening. When any business or industrial use is adjacent to property zoned or developed for residential use, that business or industry shall provide screening along the boundary of the residential property. The screening required shall consist of fence, trees, or shrubs. Plans for such screening shall be approved by the Planning Commission and Town Board before the structure is erected.
- (b) Fences. The following general standards apply to all fences constructed within the Township:
1. Any fence in excess of six (6) feet shall require an interim use permit, except open fences constructed for agricultural purposes.
 2. Fences shall be located entirely upon the private property of the persons constructing the fence unless the owner of the adjacent property agrees, in writing, that such fence may be erected on the division line of the respective properties. If adjacent neighbors cannot agree that such fence be placed on the property line, such fence must be placed one foot from the property line. The Town may require the owner of the property with an existing fence to establish the boundary line of the property by a survey.
 3. Posts and framework shall be placed within the property lines of the owner the actual fencing material, such as chain link, lumber, pickets, etc., shall be placed on the side of the fence which faces the street or adjacent property.
 4. Building permits are not required for fences under six (6) feet.
 5. No fence shall be constructed on road right-of-way and shall not be placed in a manner that obstructs the view within the intersection sight distance triangle or that interferes with use of the right-of-way for right-of-way purposes.

6. Every fence shall be constructed in a workmanlike manner and of substantial material reasonably suited to the purpose for which the fence is to be used. Cloth or canvas fences shall not be allowed.
 7. Every fence shall be maintained in a condition of good repair and shall not be allowed to become and remain in a condition that would constitute a public nuisance or a dangerous condition.
- (c) Residential Fences. The following additional standards apply to residential fences:
1. The maximum height for a residential fence shall be six (6) feet.
 2. Barbed wire is not permitted in a residential platted subdivision.
- (d) Business and Industrial Fences. The following additional standards apply to business and industrial fences:
1. Fences may be located on a lot line to a height of six (6) feet. Fences over six (6) feet in height shall require an interim use permit.
 2. A security arm for barbed wire shall be permitted when needed for security reasons as approved by the Planning Commission and Town Board.

Section 20-84. **Access Driveways**.

- (a) The distance from a driveway to the intersection of two streets shall not be less than thirty-five (35) feet measured along the street right-of-way, provided, however, that if, in the opinion of the Town Board, present or future traffic conditions warrant greater distances, such greater distances shall be required subject to approval by the Town Board. The distance from a driveway to the intersection shall be the greatest practical distance possible.
- (b) The distance between driveways shall be two hundred (200) feet or the greatest practical distance possible if two hundred (200) feet is not possible.
- (c) The driveway angle to the street shall be ninety (90) degrees unless otherwise recommended by the Planning Commission and approved by the Town Board.
- (d) The distance from a driveway to the property line of an adjacent property shall not be less than ten (10) feet measured along the right-of-way line, unless otherwise recommended by the Planning Commission and approved by the Town Board.

- (e) Access driveways for other than single family dwellings shall be thirty-six (36) feet wide measured along the property line, unless otherwise recommended by the Planning Commission and approved by the Town Board.
- (f) Access driveways for single family dwellings shall be not less than sixteen (16) feet, nor more than twenty-four (24) feet wide, measured across the road top, unless otherwise recommended by the Planning Commission and approved by the Town Board.
- (g) More than one access driveway shall require approval of the Town Board.
- (h) A galvanized metal culvert is required for all driveways unless otherwise approved by the Zoning Administrator.
- (i) A driveway permit must be obtained prior to construction of the driveway.

Section 20-85. **Hazardous Elements Standards.**

- (a) Explosives. Any use requiring the storage, utilization or manufacturing of products that could decompose by detonation shall be located not less than four hundred (400) feet from any residence. This section shall not apply to the storage or usage of liquid petroleum or natural gas for normal residential or business purpose.
- (b) Radiation Emission. All activities that emit radioactivity shall comply with the minimum requirements of the Minnesota Pollution Control Agency.
- (c) Incinerators. The installation of incinerators, their use and design, shall be in conformity with the regulations and standards adopted by the Minnesota Pollution Control Agency.

Section 20-86 thru 20-110. **Reserved.**