

Proposed Amendments to the Isanti County Zoning Ordinance and the Rural Tourism Ordinance

Stricken language is the current language that would be replaced
Bold italic language is the proposed new language

Section 4. Rules and Definitions

Subdivision 2

~~Home Based Craft Sales~~ ***Occasional Sales and/or Events.*** A home based activity selling items made or fabricated on site. Such as but not limited to: Ceramics, pottery, rugs, wood products, art work, etc. Such sale events are limited to 6 times per year. ***A sale and/or event in which items such as but not limited to ceramics, pottery, rugs, clothes, wood, plastic or metal products, repurposed items, art work, handmade or fabricated items, homemade and/or home grown products, etc. are sold. Such sale and/or events are limited to 12 times per year. One event would be considered a maximum of four consecutive days. Any events that exceed 12 times per year would require a conditional use permit for a rural tourism request.***

Sawmill: A facility where logs are regularly sawed into lumber by machinery.

Subdivision 12. Rural Tourism Businesses

- A. Purpose. In accordance with the stated goals of the Isanti County Comprehensive Development Plan, it is the purpose of this subdivision to:
- Preserve and celebrate Isanti County's archaeological properties, rural and agricultural heritage, and historical landscapes;
 - To recognize Isanti County's scenic features, exceptional rural ambience, historic sites as desirable local amenities which will draw outside revenue from visitors, that is vital to the local economy.
 - Enhance Isanti County's appeal to visitors who are drawn to its rural atmosphere;
 - Provide opportunities for new economic growth through Rural Retail Tourism businesses;
 - Assist the County's citizens in the transition from primarily agricultural land uses, to an expanded variety of rural business opportunities as active family farming continues to diminish in Isanti County.
- B. Standards. Rural Tourism Businesses shall meet the following standards:
1. Rural Tourism businesses shall require a Conditional Use Permit in accordance with Section 18 of this Ordinance.
 2. Rural Tourism businesses shall be shown to have a unique and demonstrable relationship with Isanti County or its region, and its history, culture, traditions, arts, crafts, lore, natural resources, or other features and amenities, in accordance with the above stated purposes.

- C. ~~Allowed Uses.~~ Rural Tourism ~~businesses~~ *requests* shall include things as farm or other historical heritage attractions, single family residential rental properties for retreats, crafting, weddings, receptions, bed & breakfasts, wineries, craft breweries and distilleries, special events or music festivals, corn mazes, holiday celebrations and harvest festivals, **country-craft/antique shops**, unique local venues providing for the sale and serving of locally produced raw and/or value-added agricultural products, goods and services, and other reasonably related merchandise, and other uses determined by the Zoning ~~Department~~ *Administrator* to be similar in nature and scope.
- D. Rural Tourism requests shall meet the following requirements;
1. Will not create an increased demand upon existing services or amenities;
 2. Are screened or able to be screened adequately, or are sufficiently separated from adjacent development or land, to prevent undue negative impact to nearby properties;
 3. Will not have an appearance that is inconsistent or incompatible with the surrounding area;
 4. Protect public and private property and the natural resources from damage resulting from storm-water runoff and erosion;
 5. Impervious surface coverage of lots must not exceed twenty-five (25) percent of the lot area;
 6. Adequate parking for employees and customers shall be provided on site and shall meet the parking standards of Section 14, Subdivision 2 of this Ordinance. The parking area must be located a minimum of 30 feet (30) from property lines and public road right-of-way. No on-street parking will be allowed;
 7. Will not cause traffic hazard or undue congestion;
 8. Noise, fumes, dust, odors, vibration, or light generated as a result of the proposed use will at the property line, be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort, or outdoor recreation of an individual of ordinary sensitivity and habits in amounts not inconsistent with Minnesota Statutes. This standard shall not apply to incidental traffic parking, loading, construction, farming, or maintenance operations. In venues where there could be elevated noise issues the applicant shall provide a designed noise abatement plan.
- E. All conditional uses for Rural Tourism shall meet the applicable requirements of Section 18.