

ORDINANCE NO. 2016-C

**CASTLE ROCK TOWNSHIP
DAKOTA COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING ORDINANCE NO. 2013-01 THE
CASTLE ROCK TOWNSHIP ZONING ORDINANCE**

The Board of Supervisors of the Town of Castle Rock ordains the following amendments to *Ordinance No. 2013-01 Castle Rock Township Zoning Ordinance*:

SECTION I. Section 6.04 B., AG Agriculture District Permitted Uses and Structures, is hereby amended as follows:

14. Customary residential accessory uses, including retail solar electric systems.

SECTION II. Section 6.04 K., AG Agriculture District Interim Uses and Interim Use Permits, is hereby amended as follows:

- ~~3. Retail solar electric systems.~~
4. Wholesale solar electric systems.

SECTION III. Section 6.05 B., RR-I Rural Residential District Permitted Uses and Structures, is hereby amended as follows:

12. Customary residential accessory uses, including retail solar electric systems.

SECTION IV. Section 6.05 H., RR-I Rural Residential District Interim Uses and Interim Use Permits, is hereby amended as follows:

- ~~1. Retail solar electric systems.~~
- ~~2. Wholesale solar electric systems.~~

SECTION V. Section 6.06. B. 1. RR-II Rural Residential/Platted District Permitted Uses and Structures, is hereby amended as follows:

1. Single family dwellings and customary accessory uses, including retail solar electric systems.

SECTION VI. Section 6.06 H., RR-II Rural Residential/Platted District Interim Uses and Interim Use Permits, is hereby amended as follows:

~~H. Interim Uses and Interim Use Permits.~~

- ~~1. Retail solar electric systems~~

SECTION VI. Section 6.06 I., RR-II Rural Residential/Platted District Interim Uses and Interim Use Permits, is hereby amended as follows:

- ~~I. Standards for Granting Interim Use Permits. In addition to Section 8.08 of this Ordinance and other requirements of this Ordinance, the issuance of an Interim Use Permit shall be subject to the Township's findings for the following conditions:~~
- ~~1. The interim use shall not have an unmitigated negative impact on any environmental system, natural feature, or adjacent property.~~
 - ~~2. The interim use shall not negatively impact the Township's goal for agricultural preservation.~~
 - ~~3. The interim use shall not be incompatible with area land uses.~~
 - ~~4. The interim use shall not lead to the premature conversion of adjacent land uses to unplanned or incompatible land uses.~~
 - ~~5. The interim use shall not create transportation access, congestion, or safety hazards or create undue burden and increased maintenance on local, collector, or arterial roadways.~~

SECTION VII. Section 6.07 C., C/I Commercial/Industrial District Accessory Uses, is hereby amended as follows:

3. Retail solar electric systems.

SECTION VIII. Section 6.07 I., C/I Commercial/Industrial District Interim Uses and Interim Use Permits, is hereby amended as follows:

~~I. Interim Uses and Interim Use Permits.~~

- ~~1. Retail solar electric systems.~~

SECTION VIII. Section 6.07 J., C/I Commercial/Industrial District Standards for Granting Interim Use Permits, is hereby amended as follows:

- ~~J. Standards for Granting Interim Use Permits. In addition to Section 8.08 of this Ordinance and other requirements of this Ordinance, the issuance of an Interim Use Permit shall be subject to the Township's findings for the following conditions:~~
- ~~1. The interim use shall not have an unmitigated negative impact on any environmental system, natural feature, or adjacent property.~~
 - ~~2. The interim use shall not negatively impact the Township's goal for agricultural preservation.~~
 - ~~3. The interim use shall not be incompatible with area land uses.~~
 - ~~4. The interim use shall not lead to the premature conversion of adjacent land uses to unplanned or incompatible land uses.~~

~~5. The interim use shall not create transportation access, congestion, or safety hazards or create undue burden and increased maintenance on local, collector, or arterial roadways.~~

SECTION IX. Section 7.21 A., Solar Electric Systems, is hereby amended as follows:

- ~~A. Solar electric systems require an interim use permit in all zoning districts.~~
- A. Retail solar electric systems are allowed in all zoning districts through the building permit application process.

SECTION X. Section 7.21 D., Solar Electric Systems, is hereby amended as follows:

- D. Retail solar electric systems located in the AG Agriculture District and C/I Commercial/Industrial District may include roof top systems and ground mounted systems. Roof top systems shall not project more than four feet above the plane of the roof nor be located closer than six feet from the outer edge of the roof top. Roof top systems shall not extend more than one foot above the plane of the roof, shall not be located any closer than three feet from any side, top or bottom edge of the roof, and shall not occupy more than 75 % of the area of the roof plane to which it is affixed. Ground mounted systems shall not exceed 15 feet in height, shall not be located in any required yard area, and shall not be located closer than 100 feet to an existing adjacent residence. Ground mounted systems shall not exceed 10% lot coverage or 10,000 square feet, whichever is less. Square footage is calculated by the area encumbered by the outermost measurements of the solar equipment layout.

SECTION XI. Section 7.21, Solar Electric Systems, is hereby amended by adding a new paragraph E as follows and renumbering the remaining paragraphs accordingly:

- E. Retail solar electric systems located in the C/I Commercial/Industrial District may include roof top systems and ground mounted systems. Roof top systems shall not project more than four feet above the plane of the roof, nor be located closer than six feet from the outer edge of the roof top. Ground mounted systems shall not exceed 15 feet in height, shall not be located in any required yard area, and shall not be located closer than 100 feet to an existing adjacent residence. Ground mounted systems shall not exceed 10% lot coverage or 10,000 square feet, whichever is less. Square footage is calculated by the area encumbered by the outermost measurements of the solar equipment layout.

SECTION XII. Effective Date. This Ordinance shall be effective upon its passage and the first day of publication.

(~~Strikeout~~ indicates matter to be deleted, underlined indicates new matter.)

Adopted this 12th day of December, 2016.

BY THE TOWN BOARD

Sandra L Weber
Sandra Weber, Chair

ATTEST:

Barbara Lang
Barbara Lang, Clerk

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