

**ST. CROIX COUNTY
CHAPTER 15 – ZONING
HIGHLIGHTS OF RECOMMENDED CHANGES
SUMMER/FALL 2022**

Zoning Code Provision and Title	Summary of Change
15.220: AG-1 Agricultural District	Eliminating requirement to place the available number of remaining lot splits on the Certified Survey Map (CSM).
15.221: AG-2 Agricultural District	Eliminating requirement to place the available number of remaining lot splits on the Certified Survey Map (CSM).
15.230: R-1 Residential District	<ol style="list-style-type: none"> 1. Permits the transfer of density on parcels established on effective date of the Chapter 15 Zoning Ordinance adoption (December 1, 2019). 2. Eliminating requirement to place the available number of remaining lot splits on the Certified Survey Map (CSM).
15.232: R-3 Residential District	Clarifies minimum lot area requirement of 1/3 acre to match the density allowed of 3 units per acre.
15.280: PD Planned Development District	Eliminates the PD District and Standards and references to it in other parts of the ordinance. This district was created with the intent to be used in the Houlton area (Town of St. Joseph) to acknowledge and work with the older/smaller parcels and more dense areas of the town. These flexible zoning standards would have allowed mixed use development and varied setbacks. This district is no longer needed because the Town of St. Joseph has adopted their own zoning ordinance.
15.285: Use Table	Adds a category and definition for “ <u>Farm Based Biopower Facility</u> ” now allowed in the AG1 and AG2 zoning districts and differentiated from an industrial scale “Biopower Facility”.

15.285: Use Table	Adds a category and definition for “ <u>Farm Based Manure Processing Facility</u> ” now allowed in the AG1 and AG2 zoning districts and differentiated from an industrial scale “Manure Processing Facility”.
15.285: Use Table	Adds a category for “ <u>Small Solar Energy Systems</u> ” to differentiate from “ <u>Large Solar Energy Systems</u> ”. Small systems are for individual property usage and permitted by right. Large Solar Energy Systems are for energy that is produced to be used off-site and requires a Conditional Use Permit (and requires a public hearing).
15.285: Use Table	Adds a category for “ <u>Small Wind Energy Systems</u> ” to differentiate from “ <u>Large Wind Energy Systems</u> ”. Small systems are for individual property usage and allowed by an Administrative Land Use Permit. Large Wind Energy Systems are for energy that is produced to be used off-site and requires a Conditional Use Permit (and requires a public hearing).
15.285: Use Table	Adds a category for “ <u>Skiing Facilities</u> ”. Allowed as a Conditional Use Permit (CUP) in the C-2 and C-3 zoning districts.
15.305: Accessory Structures and Uses	Clarifying language allows accessory buildings to be built in the R-1 Residential zoning district prior to the principal structure being built.
15.305: Agricultural Accessory Uses	DATCP (Department of Agriculture, Trade and Consumer Protection) limits the following uses to conditional uses/ag accessory uses only in the Farmland Preservation Zoning areas (AG1 and AG2): Added Farm Based Biopower Facility, Commercial Kennel, Commercial Stable, Riding Supply, Winery to this list. Use Table modified.
15.315: Agricultural Entertainment Uses	Added clarifying language for Agricultural Entertainment criteria.
15.322: Campgrounds	Adds basic standards and application requirement clarifications for campgrounds.
15.350: Housing	Removed provisions for “Tiny Homes”. Conflicts with 15.350, 2 (Minimum Size for Dwelling units). This provision requires a 720 square foot minimum for a single family detached dwelling.
15.350: Housing	Removed dimension and appearance requirements relating to exterior siding, roofing, and requirement for an entrance to face a street for “Manufactured Homes”.
15.353: Junk	Establishes how to define a rear yard on a vacant lot for enforcing this ordinance.

15.380: Signs	Allows some provision for the usage of LED (Light Emitting Diode) signs on a limited frequency basis. LED signs are signs that change in color, intensity with the potential for frequent changes in message displays.
15.381: Skiing Facilities	Provisions added to address skiing facilities. Definitions provided to identify skiing facility uses. Wording also added to 15.415 (Grading and Land Disturbance) to address skiing facility uses on slopes greater than 25%.
15.385: Solar Energy Systems (SES)	Updated code differentiates between small and large SES. Establishes standards, permits, limits and application requirements for each. Small scale solar provides solar energy solely for on-site use and is permitted by right. A large-scale solar system produces energy which is intended for off-site use and requires a Conditional Use Permit. Adds submittal requirements.
15.395: Wind Energy Systems	The current zoning code references State Statutes and State Public Service Commission (PSC) requirements. The revised code spells out these requirements and combines them with processing requirements of the County Code. This is why the update is as lengthy as it is.
15.400: General Provisions (Development Standards)	Clarifies review criteria and items to be placed on site plan documents.
15.405: Access Management and Driveways	Structure setback from a private road or private easement is established at 50 feet from the edge of said road or easement vs. the 83 feet from centerline.
15.405: Access Management and Driveways	Establishes a more defined procedure, requirements and mechanism for Town involvement for a second driveway application.
15.415: Grading and Land Disturbance	Modifies the threshold for when a Land Use Permit is required for grading on slopes of 12% to 19.99% from 4,000 square feet to 10,000 square feet. This reverts back to old Chapter 17 requirements.
15.425: Permitted Encroachments	Removes “driveways” from allowable encroachments – conflicts with access management standards.
15.510: Pre-Application	Removes pre-application meeting documentation requirements. Clarifies topics to be discussed.
15.540: Text Amendments	Removes “protest petition” provisions – not allowed by Statute.
15.545: Rezoning	Clarifies Town Board disapproval process for rezoning applications.

15.550: Conditional Use Permits	Adds required approval criteria from DATCP (Farmland Preservation Zoning AG1 and AG2) for the following CUP's: Community Garden, Community Supported AG, Hiking, Biking and Bridle Trails, Museum, Club or Lodge, Religious Institutions, Historic or Natural Resource and Private One-Room Schoolhouses. Use Table Modified.
15.555: Land Use Permits	Clarifies approval extensions for permit holders.
15.590: Application Checklists	For simple and less complicated land use applications, this change allows the Zoning Administrator the ability to waive the requirement of the site plan being prepared by a registered surveyor.
15.805: Definitions	Added "Biopower Facility, Farm Based"
15.805: Definitions	Added "Camper Cabin"
15.805: Definitions	Modified "Camping Unit"
15.805: Definitions	Added "Farm Residence" to comply with DATCP (Farmland Preservation Zoning)
15.805: Definitions	Added "Manure Processing Facility, Farm Based"
15.805: Definitions	Modified " Sign, Perpendicular Building"
15.805: Definitions	Modified "Sign, Protruding Building"
15.805: Definitions	Eliminated "Tiny House" and "Tiny House on Wheels"
15.805: Definitions	Added the following definitions related to "Skiing Facilities": Alpine Skiing, Chairlift, Magic Carpet, Rope Tow, Skiing Facilities (Commercial), Ski Chalet, Ski Lift, Skis, Ski Slopes/Trails, Ski Slope/Trail Lighting, Snowboard, Snowboarding, Snowmaking, Snowmaking Equipment, Surface Lifts, and Terrain Park