

ORDINANCE NO. 2025-554

Motion By: Nichols
Seconded By: McKee

CITY OF CORCORAN

**AN ORDINANCE AMENDING THE TEXT OF CHAPTERS 1040 OF THE CORCORAN CITY
CODE RELATED TO AGRIBUSINESS (CITY FILE 25-017)**

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Chapter 1040.030 Subd. 5(D). "Rural Residential District (RR)" (Zoning Ordinance) of the Corcoran City Code is hereby amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

- A. Temporary living quarters, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
- B. Agribusiness, subject to the following:
 - 1. Must be located on a parcel that is at least four (4) acres in size.
 - 2. Site Access. The primary site access shall comply with one of the following:
 - a. The site shall have direct access onto a Major Roadway, which is defined as a Principal Arterial, Minor Reliever, Minor Expander, and Minor Connector roadways; or
 - b. The site will have direct access onto a Major Collector or Minor Collector roadway no more than 2,500 feet from an intersection with a Major Roadway as identified in the Comprehensive Plan.
 - 3. Traffic shall not create a nuisance to nearby residents by way of traffic or noise, nor shall it increase the public cost in maintaining the street.
 - 4. Parking. Parking must be accommodated through on-site parking lots which comply with the necessary requirements outlined in Section 1060.060 of the Zoning Ordinance.
 - a. Gravel parking lots for Agribusinesses in the Rural Residential (RR) district may be allowed through an Interim Use Permit subject to the standards outlined in Section 1060.060 Subd. 3.B.

5. Maximum Structure Size. Agribusiness operating within an accessory structure must comply with the maximum accessory footprint allowed per Section 1030.020 Subd. 4.E., unless:
 - a. City Council may grant flexibility as part of the Interim Use Permit to exceed the maximum allowed accessory structure footprint for properties that are between four (4) and less than ten (10) acres in size, provided the Council finds that additional accessory space is reasonably necessary for the agribusiness to operate effectively.
6. Noise.
 - a. No sound amplifications systems may be used outdoors after 10:00 p.m. unless otherwise approved by City Council.
 - b. Stages and sound amplification equipment shall not be oriented toward any residence within 500 feet of the property line upon which the outdoor music event is to be held. Further, sound amplification equipment shall be oriented so sound is directed away from the closest residential property.
 - c. All music events require council approval of a sound waiver permit prior to each event unless otherwise approved.
7. Outdoor lighting shall not exceed 0.1-foot candle as measured from the property line and must comply with Section 1060.040 Subd. 1 of the City Code.
8. Sanitary facilities adequate for the number of attendees shall be provided as determined by the adopted Minnesota State Building Code, as may be amended from time to time. Portable toilets may be approved for temporary use and must be screened from view from roads and neighboring properties by landscaping or a wooden enclosure. No portable toilets shall be located closer than 400 feet from a neighboring residential structure.
9. Any outdoor activity area (e.g., seating, walking, crafting, etc.) shall be setback at least 100 ft from adjacent residential structures.

9.10. Signs may be allowed for Agribusiness uses provided they comply with the residential sign standards outlined in Chapter 84 of the City Code.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect upon its passage.

VOTING AYE

☒ McKee, Tom
☒ Friedrich, Michelle
☐ Lanterman, Mark
☒ Nichols, Jeremy
☒ Vehrenkamp, Dean

VOTING NAY

☐ McKee, Tom
☐ Friedrich, Michelle
☒ Lanterman, Mark
☐ Nichols, Jeremy
☐ Vehrenkamp, Dean

Whereupon, said Ordinance is hereby declared adopted on this 23rd day of October 2025.



Tom McKee – Mayor

City Seal

ATTEST:



Debra Johnson – City Clerk

