

ORDINANCE AMENDMENT NUMBER 26-1

THE MONTICELLO ORDERLY ANNEXATION JOINT PLANNING BOARD HEREBY ORDAINS:

Article I – Amendment to Chapter 155 – Zoning

Sec. 1.

After § 155.111 insert the following:

§ 155.112 RESIDENTIAL BACKYARD CHICKENS

(A) *Purpose.* This section establishes a minimum baseline for the keeping of backyard chickens on agricultural and residential parcels. It is not intended to conflict with or be more restrictive than the provisions in Wright County Ordinance Chapter 152 – Feedlots.

(B) *Conditions.* All parcels in the R-1 (Urban/Rural Transition) and W (Wild and Scenic River) that are greater than 20,000 sq. ft. in size are permitted to keep chickens, subject to the following provisions:

- 1) The property shall have a single-family dwelling
- 2) The owner of the chickens shall occupy the dwelling
- 3) No more than 12 hen chickens shall be allowed, unless otherwise established and allowed by Chapter 152 of the Wright County Code of Ordinances
- 4) The keeping of roosters shall be prohibited

(C) *Structure and Setback Requirement.* Chickens shall be kept within a separate enclosed accessory structure and fenced outdoor containment area, subject to the following:

- 1) The accessory structure shall not exceed 120 sq. ft. and 8 ft. in total height.
- 2) Any fenced poultry run must be attached to the coop and be no larger than 120 square feet.
- 3) Structures and fenced chicken areas must be 15 ft. from all property lines or 25 ft. from a habitable structure on an adjacent property, whichever is greater, and be outside any recorded easements and rights-of-way.
- 4) In shoreland areas, structures must be located at least 200 ft. from a waterbody and must be outside of the floodplain.
- 5) The accessory structure shall be counted against the total accessory structure limitation, building coverage limitation, and impervious surface coverage calculation for the property.

(D) *Waste.*

- 1) Feces, waste, and discarded feed shall be regularly collected and only stored temporarily on-site in a leak-proof container with a tight-fitting cover to prevent nuisance odors and the attraction of vermin.
- 2) Chicken feed shall be stored in leak-proof containers with a tight-fitting cover to prevent attracting vermin.
- 3) Dead chickens must be disposed as soon as possible, typically within 48 to 72 hours after death, according to the Minnesota Board of Animal Health rules.

(E) Other Provisions.

- 1) Chickens shall remain in the accessory structure from sunset to sunrise each day.
- 2) If the keeping of chickens is discontinued for more than 12 consecutive months, any accessory structure and containment area must be removed, and the site restored. The accessory structure may not be repurposed for use as storage if the keeping of chickens is discontinued.
- 3) The slaughter of chickens on site is prohibited.
- 4) The raising of chickens for breeding purposes is prohibited.
- 5) No person shall permit any chickens of which they are the owner, caretaker, or custodian to be at-large. Any chickens shall be deemed at-large when they are off the premises owned or rented by its owner and unaccompanied by the owner or an agent or employee of the owner.
- 6) No chicken may be kept or raised in a manner as to cause injury or annoyance to persons or other animals on other property in the vicinity by reason of noise, odor, or filth.

(F) Revocation. The Zoning Administrator may prescribe general conditions for the keeping of chickens and specific conditions on a particular premises as in their judgment is necessary to safeguard public health and the general welfare. The Zoning Administrator may deny, revoke or take other authorized adverse action against any person or property allowed the keeping of chickens pursuant to this section if any condition or requirement is violated or if the keeping of chickens becomes a public nuisance or for other good cause.

Sec. 2.

Amend § 155.049(B)(7) as follows:

- (7) Livestock, poultry and animals subject to § 155.088(B) and 155.112 of this chapter;
and

Article II – Amendment to Chapter 155 – Zoning

Sec. 1.

Amend § 155.003(141) as follows:

(141) **SIGN, DYNAMIC.** Any sign with a characteristic that appears to have movement or that appears to change, ~~caused by any method other than physically removing and replacing the sign face or its components. This definition includes a display that incorporates a technology or method allowing the sign face to change the image without having to replace the sign face or its components physically or mechanically.~~ more than once per calendar day. This definition also includes any rotating, revolving, moving, flashing, blinking, or animated graphic or illumination, and any graphic that incorporates rotating panels, LED lights manipulated through digital input, “digital ink” or any other method or technology that allows the sign face to present a series of images or displays.

Sec. 2.

Amend § 155.048(G)(4)(c)(3)(b) as follows:

b. Two and one-half acres for divisions from eligible quarter-quarter sections if the building site is undeveloped cropland classified as prime farmland ~~or farmland of statewide importance as defined in the Land Use Plan;~~ and

Sec. 4.

Amend § 155.106(B)(10) as follows:

(10) The addition of antennas and associated equipment of an additional provider to an existing legal structure shall be considered co-location and not require an amendment to the ~~interim~~ conditional use permit.

Sec. 5.

Amend § 155.106(C)(1)(c) as follows:

(c) The installation of more than one support structure per property shall require the approval of ~~an interim~~ conditional use permit.

Sec. 6.

Amend § 155.106(D) as follows:

- (D) Personal wireless service and microwave antennas.
 - (1) Residential and Shoreland Districts.

(a) Antenna and support structures shall not exceed 75 feet in height in the R-1, R-2, R-2a and all Shoreland and Wild and Scenic Districts.

(b) Commercial antennas (other than co-location) and support structures of any type in the R-1, R-2, R-2a and all Shoreland and Wild and Scenic Districts shall require an conditional ~~interim~~ use permit and be subject to all other requirements for an conditional ~~interim~~ use listed in division (E) below.

(c) Any antenna or antenna support structure not located on a building must be located in the rear yard, no closer to any property line than the height of the structure.

(2) Agricultural Districts (AG, General Agriculture and A/R, Agricultural/Residential).

(a) The Zoning Administrator may issue an administrative use permit for any antenna support structure equal to or less than 130 feet in height, or for any antenna to be located on any pre-existing legal antenna support structure, or for any antenna to be located upon an existing building or structure which does not exceed 15 feet in height above the permitted structure height. An application filed for any new structure must include all the information required for an conditional ~~interim~~ use permit as specified in division (E) below. If the Zoning Administrator finds that the information submitted does not properly address all of the requirements of this chapter, he or she may require an conditional ~~interim~~ use permit upon providing the applicant a written summary of the reasons for this finding.

(b) An conditional ~~interim~~ use permit shall be required for any antenna or support structure over 130 feet in height. No structure shall be located closer to any property line than the height of the structure.

(3) Commercial Districts (B-1, B-2 and I-1).

(a) The Zoning Administrator may issue an administrative use permit for any antenna support structure equal to or less than 130 feet in height, or for any antenna to be located on any pre-existing legal antenna support structure, or for any antenna to be located upon an existing building or structure which does not exceed 15 feet in height above the permitted structure height. An application filed for any new structure must include all the information required for an conditional ~~interim~~ use permit as specified in division (E) below. If the Zoning Administrator finds that the information submitted does not properly address all of the requirements of this chapter, he or she may require an conditional ~~interim~~ use permit upon providing the applicant a written summary of the reasons for this finding.

(b) An conditional ~~interim~~ use permit shall be required for any antenna or support structure over 130 feet in height. No structure shall be located closer to any property line than one-half the height of the structure, exceptions to such setback may be granted if a structural engineer licensed in the state specifies in writing that any failure or collapse of the structure will occur within a lesser distance under all foreseeable circumstances.

Sec. 7.

Amend § 155.106(E) as follows:

(E) Standards and requirements for ~~interim~~ conditional use permits.

Sec. 8.

Amend § 155.106(E)(1) as follows:

(1) Information required with application. In addition to the standard application materials required by § 155.029 of this chapter for an ~~interim~~ conditional use permit, no application for an antenna shall be complete unless the following data has been submitted.

Sec. 9.

Amend § 155.106(E)(1)(c) as follows:

(c) An agreement stating that structures over 130 feet tall will be designed for not less than three users (including the applicant) with applicant and property owner commitment to co-location on reasonable market terms in good faith; any prohibition of additional users on a tower will be considered a violation of the ~~interim~~ conditional use permit. The agreement shall also include a statement that any unused or obsolete tower shall be removed by the property owner and/or applicant. Said agreement shall be signed by the applicant and the property owner and shall be attached to and become a part of the permit.

Effective Date:

These ordinance amendments shall be effective upon passage and publication.

Darek Vetsch
Chair, Monticello Orderly Annexation Area Joint Planning Board

ATTEST:

NOTICE OF PUBLIC HEARING
MONTICELLO ORDERLY ANNEXATION AREA JOINT POWERS PLANNING BOARD

TOWNSHIP/CITY RESPONSE FORM

TOWNSHIP & CITY: Monticello

HEARING DATE: Wednesday, January 14, 2026
at 7:30 p.m.

The Monticello Orderly Annexation Area Joint Powers Planning Board will be reviewing and discussing the proposed amendments to the Monticello Orderly Annexation Area Land Usage & Zoning Ordinance and during this hearing may make amendments to the chapters prior to adoption.

1. **Ordinance Amendment 26-1: Proposal to amend Section 155 to include Residential Backyard Chickens, Dynamic Signs and Antennas.**

STAFF NOTES: A copy of the proposed Ordinance is included.

* * *

THE TOWN BOARD/CITY COUNCIL SHOULD COMPLETE THE FOLLOWING AT A TOWN BOARD MEETING. IF THE TOWNSHIP IS RECOMMENDING ACTION WHICH CONFLICTS WITH THE COMPREHENSIVE PLAN, PLEASE STATE THE REASONS. IF NO WRITTEN RESPONSE IS RECEIVED FROM THE TOWNSHIP BEFORE THE HEARING, THE MONTICELLO ORDERLY ANNEXATION AREA BOARD WILL HAVE TO CONTINUE THE HEARING OR ASSUME THAT THE TOWN BOARD/CITY COUNCIL PREFERS TO LEAVE THE MATTER UP TO THE MOAA BOARD.

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