

Application of the Adjacency Principle: Resource Dependent Locations

Specific Uses: how and where they could locate

Moderate density residential subdivision with rezoning to D-RS /D-GN

- Integrated with recreation resource: mgt Class 4, 5 or 7 lake, existing river access point, existing permanent trail;
- Only on developed lakes: water body must have > one existing dwelling per one half shore mile, > one existing dwelling per 50 ac of lake area, and 5 existing dwellings; and
- Avoid overdevelopment: Will result in < one existing or proposed dwelling per 400 ft. of shorefront, and < one existing or proposed dwelling per 10 acres of lake area. More development, if it meets rezoning standards, must be clustered or on backlands.
- Landowner equity for development potential considered in rezoning.

Recreation supply and day use facilities by permit in M-GN (small scale), and with a rezoning to new resource dependent subdistrict (larger scale)

- Dependent on a recreation resource: management Class 4, 5 or 7 lakes, existing river access point, existing permanent trail or terrain features on site;
- Provided activities do not result in impacts that undermine the resource

Resource processing on farm or in forest by permit (small scale), and with rezoning to new resource dependent subdistrict (larger scale)

- At least 50% of raw material is sourced nearby; and
- Located > 1/2 mile from dense residential and Mgt Class 1, 2, or 6 lakes

Resource extraction activities located at natural resource with rezoning to new resource dependent subdistrict

- Located > 1/2 mile from dense residential and Mgt Class 1, 2, or 6 lakes; and
- Transportation infrastructure can accommodate the type and volume of traffic proposed

Home Based Business use existing regulatory system.

- Add option for expansion up to 2,500 sq ft provided nuisance impacts can be minimized and expansion does not result in change to character of area.

Legal access/ emergency services

- For each category above, consider whether right of access is necessary, and whether temporary rights of access will suffice for temporary uses.
- For each category, consider whether access to emergency services is necessary.

Note: Regions that have been prospectively zoned, or that have participated in Community Guided Planning and Zoning may be treated differently. See *Land Use Planning Commission Application of the Adjacency Principle Staff Proposal—Part Two of Two* for details.

