

BRAINERD, MN
Chapter 515 ZONING

515-2-4 Rural Living Zoning Districts (RL-1 and RL-2)

- A. **Purpose of Rural Living Zoning Districts.** The RL Districts are intended for areas where Urban Services are not presently available. Lands zoned RL-1 do not currently have Urban Services, but future subdivision may occur when the expansion of Urban Services is economical. Lands zoned RL-2 are served by private well and septic and there are no plans for future expansion of Urban Services to the property.
- B. **Permitted Uses.** See Appendix A: Table of Uses.
- C. **RL-1 and RL-2 Zoning District Dimensional Standards.** Table 515-2-4.1 identifies the Dimensional Standards for Principal and Accessory Structures.

Table 515-2-4.1. RL-1 and RL-2 Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions			
		RL-1	RL-2
A	Lot Size (minimum) Density (maximum)	1 Acre 4 DU/40 Acre	0.75 Acre 1 DU/1 Acre
B	Buildable Area (minimum)	0.75 Acre	.75 Acre
C	Lot Frontage on All Roads (minimum)	150'	150'
Principal Building & Attached Accessory Building Standards			
D	Front Yard Setback (minimum)	50'	
E	Side Yard Setback (minimum)	15'	
F	Rear Yard Setback (minimum)	30'	
	Accessory Building SF, attached	Counts towards Total Allowable SF	
	Accessory Building Number, attached	Does not count towards Permitted Number	
Accessory Building Standards			
G	Location, detached	Behind Principal Building	
	Side Yard Setback / Ag Use, detached (minimum)	15'/100'	
	Rear Yard Setback / Ag Use, detached (minimum)	30'/100'	
	Total Allowable Accessory Building SF/ Ag Use	4,000 SF or 10% whichever is less/unlimited Ag Use	
	Total Number of Permitted Accessory Buildings/Ag Use	3/up to 2 Additional for Ag Use	
	<ul style="list-style-type: none"> ▪ Exception if no Attached Accessory Building is present, total Number Permitted 	4	
	Accessory Dwelling Unit (ADU) (attached or detached)	Permitted	
	<ul style="list-style-type: none"> ▪ Maximum size of ADU (attached or detached) 	650 SF	
Coverage and Height Standards			
	Impervious Surface Coverage (maximum)	25%	
	Principal structure height/accessory (maximum) See Section [515-4-3]	35'	
	Accessory structure height (maximum)	Up to 35' but may not exceed height of principal structure	
	Ag Accessory structure height (maximum)	No limit	

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Figure 515-2-4.1. RL-1 Density and Lot Dimensional Standards Diagram.

