

ORDINANCE 25-02

**AN ORDINANCE AMENDING TITLE XI: LAND USAGE, CHAPTER 153: ZONING  
ORDINANCE**

**THE CITY COUNCIL OF THE CITY OF DILWORTH HEREBY ORDAINS:**

**Section 4. Title XV: Land Usage, Chapter 153: Zoning Ordinance, Definitions and Supplementary Regulations,** are amended to add the following:

153.003 Definitions

Agricultural Tourism means a farm-based operation or recreational, educational, entertainment activity conducted on a working farm or agricultural property that allows members of the public to visit, including but not limited to farm tours, u-pick operations, corn mazes, orchards, educational workshops, and on-site farm to table activities.

Agritourism Operator: A person or entity engaged in agritourism activities as part of a working farm or agricultural business.

Accessory Agritourism Use: A use that is secondary to the primary agricultural operation, such as retail farm stores, tasting rooms, or small-scale farm events.

153.072 Agricultural Tourism

A. Permitting and Licensing.

1. Interim Use. Agricultural Tourism shall be processed as an Interim Use in the TZ Transitional Zone, I-2 Heavy Industrial Zone, I-1 Light Industrial Zone and C-3 General Business District, and must meet the requirements of this section in addition to the general requirements for an Interim Use Permit per Section 153.22 Conditional and Interim Use Permit.

2. Development Permits. In the TZ Transitional Zone, the facility must receive the appropriate permits for any new structure or addition to any existing structure, proposed sewage treatment system, and proposed restroom facilities.

4. Licenses. The facility must receive all Federal, State, and local licenses required for operation including Food, Beverage and Lodging licenses as necessary.

B. Application Requirements. A site plan shall be submitted with the Interim Use Permit application showing the location and proposed Use of all existing and planned structures, parking locations/lot, well, sewage treatment system, and agricultural tourism activity locations.

C. In the TZ Transitional Zone, it is anticipated that this use shall be on a working farm site, or rural residential site. Agricultural tourism activities should primarily be conducted outside, though they may be located within a primary dwelling or in separate residential, non-residential, or farm Buildings. All structures to be associated with the activity must be included on the site plan.

D. Minimum Lot Area. The minimum Lot Area for a Lot containing an Agricultural Tourism Site in the TZ Transitional Zone shall be 10 acres. Otherwise, the minimum lot size for an Agricultural Tourism

activity shall be the minimum lot size for the Zoning District it is within.

E. Setbacks. Any Structures associated with an Agricultural tourism activity in the TZ Transitional Zone, commercial and industrial zones must be located at least 250 feet from a Residential Structure located on adjacent property.

F. Sign. In the TZ Transitional Zone, one non-illuminated Sign only of a maximum size of forty (40) square feet is allowed to advertise the Agricultural Tourism Use on site. Otherwise, Signage shall meet the requirements for the District within which the Use is located.

G. Parking. In the TZ Transitional Zone, the required number of Parking spaces may be determined in consultation with the Planning Commission.

H. Performance Standards.

1. No Adverse Effects. No equipment or processes used at an Agricultural Tourism activity shall create noise, vibration, glare, fumes, odors or electrical interference that could create a nuisance off the premises.

2. Traffic and Roads. Traffic generated by the Use shall not exceed that which is reasonable for such a Use in the area in which it is located and for the Road adjacent to the use. If necessary, application of dust control may be required as a condition of the permit.

3. Utilities. The Agricultural Tourism Use shall not create usage exceeding the capacity of the available on-site Sewage Treatment System and drinking water capacity. In the event where the on-site sanitary sewage system or water system needs to be expanded, the Planning Commission will review the request as an amendment to the Interim Use Permit.

4. Buffering. Buffering may be required by the Planning Commission to minimize adverse effects to adjacent properties and roadways.

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This ordinance shall take effect and be in force from and after its passage and publication, and all other ordinances, resolutions, and acts and proceedings of the City and of the Council which are inconsistent with the terms of this ordinance are hereby amended or repealed to the extent necessary to give full force and effect to this ordinance.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_, 2025 in the City of Dilworth, Minnesota.

**MAYOR:**

  
Chad Olson, Mayor

**ATTEST:**

  
Peyton Mastera, City Administrator