



**STEARNS COUNTY/TOWNSHIP  
PROVISIONAL USE REGISTRATION  
TEMPORARY SINGLE FAMILY RESIDENTIAL DWELLING**

Environmental Services Department  
<http://co.stearns.mn.us/Environment/LandUseandSubdivision>  
Stearns County Service Center - 3301 County Rd 138 - Waite Park, MN 56387  
320-656-3613 or 1-800-450-0852

Property Owner	_____	Phone	_____
Property Owner Email	_____		
Address of Property	_____		
Mailing Address	_____		
Applicant (if different from above)	_____	Phone	_____
Applicant Email	_____		
Applicant Mailing Address	_____		
Parcel I.D. Number(s)	_____	Township	_____
		Section	_____
Legal Description	_____		

Zoning District: \_\_\_\_\_ Section of Ordinance: \_\_\_\_\_

Provisional Use: Temporary Single Family Residential Dwelling Unit Section of Ordinance: 6.56.1

1. Provide a detailed description of the use that you are registering:
  
  
  
  
  
2. Is the temporary dwelling accessory to an agricultural operation? Describe the agricultural operation.
  
  
  
  
3. Describe the temporary dwelling, including dimensions.

\*The manufactured home shall bear the seal of compliance issued by the State of MN and shall be maintained as highway ready.

4. Who will occupy the temporary dwelling?
  
  
5. The temporary dwelling shall be allowed for a maximum of 15 years after receipt of this provisional use registration and \$2000 financial guarantee by Environmental Services.

Expiration Date: \_\_\_\_\_

Provide a site plan showing the following:

- The location of the new dwelling in the farmyard
- The setbacks from roads and property lines
- The driveway location to the temporary dwelling
- The location of the proposed septic system

**Agreement:**

- I hereby acknowledge that the temporary single family residential dwelling unit is subject to all Performance and General Development Standards in Section(s) 6.56 of Stearns County Land Use and Zoning Ordinance #439 and those applicable standards have been provided to me.
- I further agree that all uses performed will be in accordance with these sections and that I will abide by all Stearns County and Township ordinances regarding actions taken pursuant to this registration.
- I further agree that the temporary single family residential dwelling unit shall be removed within 90 days when the demonstrated need for full time help on the farm no longer exists, a family member no longer resides in the temporary single family residential dwelling unit, or the provisional use registration expires.
- Signature of this application authorizes Environmental Services Staff, Board of Adjustment and/or Planning Commission members, and County Board of Commissioners to enter upon the property to perform needed inspections and review. All have county-issued badges. Entry may be without prior notice.

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Staff to Complete

Stearns County Environmental Services hereby approves this provisional use registration as being in compliance with Stearns County Land Use and Zoning Ordinance #439.

Construction site permit # \_\_\_\_\_

SSTS permit # \_\_\_\_\_

Financial Guarantee letter of credit / cash escrow Date received: \_\_\_\_\_

**Expiration date:** \_\_\_\_\_

By: \_\_\_\_\_

Environmental Specialist

Date: \_\_\_\_\_

## **6.56 Temporary/Secondary Single Family Residential Dwelling Unit**

### **6.56.1 Performance Standards for a Temporary Single Family Residential Dwelling Unit Accessory to an Agricultural Operation**

A temporary single family residential dwelling unit accessory to an agricultural operation shall be subject to the administration requirements of *Section 4.22 of this Ordinance* and the following performance standards:

- A. The temporary single family residential dwelling unit shall be accessory to an agricultural operation.
- B. The dwelling shall be limited to a manufactured home, which shall be maintained as highway ready, and shall be removed when no longer needed as a residence. Highway ready shall mean having the manufactured home on wheels or having the internal jacking system attached to the site only by quick disconnect type utilities commonly used in campgrounds and trailer parks. The manufactured home shall have no permanent structural additions attached.
- C. The temporary single family residential dwelling unit shall be located in the existing farmyard.
- D. The temporary single family residential dwelling unit shall meet the setback requirements of the applicable zoning district.
- E. The temporary single family residential dwelling unit may only be occupied by persons who are engaged in the occupation of farming on the premises or a family member.
- F. The temporary single family residential dwelling unit shall use the existing road access drive of the principal dwelling, unless otherwise approved by the Board.
- G. The temporary single family residential dwelling unit shall be connected to an approved on-site sewage treatment system.
- H. The manufactured home shall be no less than fourteen (14) feet in width, shall bear a Seal of Compliance issued by the State of Minnesota, and meet the requirements of the Minnesota State Building code for manufactured homes.
- I. A temporary single family residential dwelling unit permitted under this section shall not be considered in the calculation of any residential density determination required this Ordinance.
- J. A property shall only be allowed one temporary/secondary single family residential dwelling in accordance with *Section 6.40, Section 6.56.1, Section 6.56.2 or Section 6.56.3 of this Ordinance*. In no case shall more than one (1) temporary/secondary single family residential dwelling unit be allowed on the same parcel.
- K. A signed statement shall be submitted with the provisional use registration declaring that the temporary single family residential dwelling unit shall be removed within 90 days when the demonstrated need for full time help on the farm no longer exists, a family member no longer resides in the temporary single family residential dwelling unit, or the provisional use registration expires.

- L. The temporary single family residential dwelling unit shall be allowed for a maximum of fifteen (15) years.
- M. Temporary single family residential dwelling units permitted as an Interim Use Permit prior to this Ordinance will be addressed as follows: Upon expiration of the interim use permit, the property owner may apply for a new interim use permit in accordance with *Section 6.56.N of this Ordinance* regardless of the age of the existing home.
- N. The existing home may be declared the temporary home if the existing home is 80 years old or more. In this case the new home does not need to meet *Section 6.56.1 B or Section 6.56.1 H of this Ordinance*. This shall be subject to *Section 4.18 of this Ordinance, or successor ordinance*; or record a Declaration of Restriction declaring the existing home as the temporary single family residential dwelling unit.
- O. A financial guarantee in the name of Stearns County for the sum of \$2000 shall be required to ensure proper removal of the temporary single family residential dwelling unit.