

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>	<u>Page</u>
10.01. Title and Application	10-1
Subd. 1. Title	10-1
Subd. 2. Intent and Purpose.	10-1
Subd. 3. Relation to Comprehensive Municipal Plan.	10-1
Subd. 4. Standard, Requirement	10-1
Subd. 5. Interpretation.	10-2
Subd. 6. Scope	10-2
Subd. 7. Occupancy, Building Permit.	10-2
Subd. 8. Uses Not Provided For Within Zoning Districts.	10-2
Subd. 9. Authority	10-2
Subd. 10. Separability.	10-2
Subd. 11. Rules	10-3
10.02. Definitions	10-3
10.03. General Provisions.	10-33
Subd. 1. Non-Conforming Buildings, Structures and Uses	10-33
Subd. 2. General Building and Performance Requirements.	10-35
Subd. 3. Yard Requirements	10-54
Subd. 4. Area and Building Size Regulations	10-56
Subd. 5. Off-Street Parking Requirements	10-59
Subd. 6. Land Reclamation.	10-68
Subd. 7. Mining.	10-68
Subd. 8. Airport Zoning.	10-68
Subd. 9. Home Occupations.	10-68
Subd. 10. Performance Standards	10-69
Subd. 11. Administrative Standards.	10-70
Subd. 12. Bed and Breakfast Facilities.	10-70
Subd. 13. Adult Uses and Sexually Oriented Businesses.	10-71
Subd. 14. Recreational Camping Areas.	10-73

3/01/17 THIS PAGE REPLACES PAGE ii

<u>Section</u>	<u>Page</u>
10.03.1 Fences	10-74
Subd. 1. Purpose	10-74
Subd. 2. General Fence Regulations	10-74
Subd. 3. Intention	10-76
10.03.2 Solar Energy Systems	10-77
Subd. 1. Purpose	10-77
Subd. 2. Definitions	10-77
Subd. 3. Performance Standards	10-77
10.04. General District Provisions	10-80
Subd. 1. Establishment of Districts	10-80
Subd. 2. Map	10-80
Subd. 3. Annexed Territory	10-81
Subd. 4. Zoning District Boundaries	10-81
10.05. "A-O" Agricultural - Opens Space District .	10-81
Subd. 1. Purpose	10-81
Subd. 2. Permitted Uses	10-81
Subd. 3. Accessory Uses	10-82
Subd. 4. Conditional Uses	10-82
Subd. 5. Interim Uses	10-83
10.06. "R-1" Single Family Residential District .	10-83
Subd. 1. Purpose	10-83
Subd. 2. Permitted Uses	10-83
Subd. 3. Accessory Uses	10-83
Subd. 4. Conditional Uses	10-85
Subd. 5. Interim Uses	10-85
10.065. "R-1A" Single Family Residential Affordable District	10-86
Subd. 1. General Provisions	10-86

3/01/17 THIS PAGE REPLACES PAGE iii

<u>Section</u>	<u>Page</u>
10.07. "R-2" Single and Two Family Residential District.	10-87
Subd. 1. Purpose	10-87
Subd. 2. Permitted Uses.	10-87
Subd. 3. Accessory Uses.	10-88
Subd. 4. Conditional Uses.	10-88
Subd. 5. Interim Uses.	10-88
10.08. "R-3" Medium Density Residential District .	10-88
Subd. 1. Purpose	10-88
Subd. 2. Permitted Uses.	10-89
Subd. 3. Accessory Uses.	10-89
Subd. 4. Conditional Uses.	10-89
Subd. 5. Interim Uses.	10-90
10.09. "R-4" Mobile Home Park.	10-90
Subd. 1. Purpose	10-90
Subd. 2. Permitted Uses.	10-90
Subd. 3. Accessory Uses.	10-94
Subd. 4. Conditional Uses.	10-95
Subd. 5. Interim Uses.	10-95
10.10. "R-B" Residential-Business District	10-95
Subd. 1. Purpose	10-95
Subd. 2. Permitted Uses.	10-95
Subd. 3. Accessory Uses.	10-95
Subd. 4. Conditional Uses.	10-96
10.10.01 "R-V/A" Vacant/Agricultural Residential District.	10-98
Subd. 1. Purpose	10-98
Subd. 2. Permitted Uses.	10-98
Subd. 3. Accessory Uses.	10-98
Subd. 4. Conditional Uses.	10-98
Subd. 5. Interim Uses.	10-98

<u>Section</u>	<u>Page</u>
10.10.02 "R-LD" Low Density Residential District . .	10-98
Subd. 1. Purpose	10-98
Subd. 2. Permitted Uses.	10-98
Subd. 3. Accessory Uses.	10-98
Subd. 4. Conditional Uses.	10-98
Subd. 5. Interim Uses.	10-99
10.11. "B-1" General Business District	10-99
Subd. 1. Purpose	10-99
Subd. 2. Permitted Uses.	10-99
Subd. 3. Accessory Uses.	10-101
Subd. 4. Conditional Uses.	10-102
Subd. 5. Interim Uses.	10-103
10.12. "B-2" Regional Business District.	10-103
Subd. 1. Purpose	10-103
Subd. 2. Permitted Uses.	10-103
Subd. 3. Accessory Uses.	10-103
Subd. 4. Conditional Uses.	10-103
Subd. 5. Interim Uses.	10-104
10.12.1 "CBD" Central Busines District.	10-104
Subd. 1. Purpose	10-104
Subd. 2. Permitted Uses.	10-104
Subd. 3. Accessory Uses.	10-104
Subd. 4. Conditional Uses.	10-105
Subd. 5. Performance Standards.	10-106
10.13. "AP" Airport Business District.	10-106
Subd. 1 Purpose	10-106
Subd. 2 Permitted Uses.	10-106
Subd. 3 Accessory Uses.	10-106
Subd. 4 Conditional Uses.	10-107
Subd. 5. Interim Uses.	10-107
10.14. Reserved	

<u>Section</u>	<u>Page</u>
10.15. "I-1" Light Industrial District	10-107
Subd. 1. Purpose	10-107
Subd. 2. Permitted Uses.	10-107
Subd. 3. Accessory Uses.	10-108
Subd. 4. Conditional Uses.	10-109
Subd. 5. Interim Uses.	10-110
10.16. "I-2" Heavy Industrial District	10-110
Subd. 1. Purpose	10-110
Subd. 2. Permitted Uses.	10-110
Subd. 3. Accessory Uses.	10-111
Subd. 4. Conditional Uses.	10-111
Subd. 5. Interim Uses.	10-111
10.17. "I-B" Industrial Business District.	10-112
Subd. 1. Purpose	10-112
Subd. 2. Permitted Uses.	10-112
Subd. 3. Accessory Uses.	10-112
Subd. 4. Conditional Uses.	10-112
Subd. 5. Interim Uses.	10-113
10.18. "FP" Flood Plain Management District.	10-113
Subd. 1. Statutory Authorization, Findings of Fact and Purpose	10-113
Subd. 2. General Provisions.	10-113
Subd. 3. Establishment of Zoning District.	10-116
Subd. 4. General Flood Plain District.	10-117
Subd. 5. Subdivisions.	10-120
Subd. 6. Manufactured Homes and Manufactured Home Parks	10-120
Subd. 7. Administration.	10-121
Subd. 8. Non-Conforming Uses	10-127
Subd. 9. Penalties for Violation	10-128
Subd. 10. Amendments.	10-128

<u>Section</u>	<u>Page</u>
10.19. "W" Wetland Systems District.	10-129
Subd. 1. Purpose	10-129
Subd. 2. District Application.	10-129
Subd. 3. Permitted Uses.	10-130
Subd. 4. Prohibited Uses	10-131
Subd. 5. Development Regulations	10-131
10.20. "S" Shoreland District.	10-132
Subd. 1. Statutory Authorization	10-132
Subd. 2. General Provisions and Definitions	10-132
Subd. 3. Administration.	10-140
Subd. 4. Shoreland Classification System and Land Use Districts.	10-142
Subd. 5. Zoning and Water Supply/Sanitary Provisions.	10-144
Subd. 6. Nonconformities	10-161
Subd. 7. Subdivision/Platting Provisions .	10-163
Subd. 8. Planned Unit Developments (PUDs).	10-164
10.21. "PUD" Planned Unit Development District . .	10-173
Subd. 1. Purpose	10-173
Subd. 2. Permitted Uses.	10-174
Subd. 3. Accessory Uses.	10-174
Subd. 4. Procedural Requirements	10-174
Subd. 5. Bonus Density	10-175
Subd. 6. Planned Unit Development; Type, Process, Application, Approval and Decision Criteria, and Open and Recreation Space Requirements . .	10-177

<u>Section</u>	<u>Page</u>
10.21.5. "WHP" Wellhead Protection District.	10-190
Subd. 1. Purpose	10-190
Subd. 2. Applicability	10-190
Subd. 3. Establishment of Wellhead Protection Zones	10-190
Subd. 4. Site and Plan Review.	10-191
Subd. 5. Development Standards and Prohibitions	10-194
10.22. Administration and Enforcement.	10-198
Subd. 1. Administrrating Officer.	10-198
Subd. 2. Duties of the Zoning Administrator	10-198
Subd. 3. Duties of Building Inspector.	10-199
Subd. 4. Administrative Standards.	10-199
10.23. Administration-Amendments and Conditional Use Permit.	10-199
Subd. 1. Procedures.	10-199
Subd. 2. Amendments - Initiations.	10-204
Subd. 3. Lapse of Conditional Use Permit By Non-Use.	10-204
Subd. 4. Certified Copies Required	10-204
10.23.01 Interim Use Permit.	10-204
Subd. 1. Purpose	10-204
Subd. 2. Application, Hearing, Notice and Procedure	10-205
Subd. 3. Standards	10-205
Subd. 4. Termination	10-205
Subd. 5. Lapse of Permit by Non-Use.	10-206
10.24. Signs	10-207
Subd. 1. Purpose and Findings.	10-207
Subd. 2. Application of Regulations and Substitution Clause	10-208
Subd. 3. Severability.	10-209
Subd. 4. Definitions	10-209

<u>Section</u>	<u>Page</u>
Subd. 5. Exemptions.	10-216
Subd. 6. Prohibited Signs.	10-218
Subd. 7. Traffic Hazards	10-219
Subd. 8. Sign Maintenance.	10-220
Subd. 9. Sign Location	10-220
Subd. 10. Projecting Signs.	10-220
Subd. 11. Temporary Signs	10-220
Subd. 12. Off-Premise Signs	10-221
Subd. 13. Sign Standard by Zoning District.	10-223
Subd. 14. Dynamic Displays.	10-224
Subd. 15. Brightness.	10-229
Subd. 16. Height.	10-229
Subd. 17. Master Signage Plan	10-230
Subd. 18. Non-Conforming Signs.	10-231
Subd. 19. Administration.	10-232
10.25. Variance and Appeals.	10-234
Subd. 1. Board of Adjustment and Appeals	10-234
Subd. 2. Findings of Hardship and Fact	10-234
Subd. 3. Limitations to Variances.	10-235
Subd. 4. Procedures.	10-235
Subd. 5. Lapse of Variance or Appeal	10-237
10.26. Administration - Certificate of Occupancy	10-237
10.27. Administration - Fees	10-238
10.28. Violation and Penalties	10-238
10.29. Environmental Review Program.	10-238
Subd. 1. Application	10-238
Subd. 2. Preparation	10-239
Subd. 3. Review.	10-239
Subd. 4. Decision.	10-240
10.31. Wireless Telecommunication Towers and Antennas.	10-240
Subd. 1. Intent and Purpose.	10-240
Subd. 2. Definitions	10-240
Subd. 3. Siting Requirements	10-242

3/01/17 THIS PAGE REPLACES PAGE viii

<u>Section</u>	<u>Page</u>
Subd. 4. Shared Use/Co-Location.	10-242
Subd. 5. Additional Standards.	10-243
Subd. 6. Nonconforming Towers and Structures.	10-247
10.32. Erosion and Sediment Control.	10-247
Subd. 1. Purpose	10-247
Subd. 2. Scope and Application	10-247
Subd. 3. Definitions	10-248
Subd. 4. Erosion and Sediment Control Plan	10-251
Subd. 5. Review of Plan.	10-252
Subd. 6. Modification of Plan.	10-253
Subd. 7. Development Agreement	10-253
Subd. 8. Remedial Action	10-253
Subd. 9. Emergency Action.	10-254
Subd. 10. Notification of Failure of the Plan	10-254
Subd. 11. Enforcement	10-255
Subd. 12. Severability.	10-255
Subd. 13. Abrogation and Greater Restrictions	10-255
10.33. Wind Energy Conversion Systems.	10-257
Subd. 1. Intent and Purpose.	10-257
Subd. 2. Application	10-257
Subd. 3. Definitions	10-257
Subd. 4. Conditional Use Permit Required .	10-258
Subd. 5. Location by District.	10-258
Subd. 6. Application Requirements.	10-259
Subd. 7. Performance Standards	10-260