

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.01.	Title and Application	10.01-1
	Subd. 1. Title	10.01-1
	Subd. 2. Intent and Purpose.	10.01-1
	Subd. 3. Relation to Comprehensive Municipal Plan.	10.01-1
	Subd. 4. Standard, Requirement	10.01-1
	Subd. 5. Interpretation.	10.01-2
	Subd. 6. Scope	10.01-2
	Subd. 7. Occupancy, Building Permit.	10.01-2
	Subd. 8. Uses Not Provided For Within Zoning Districts.	10.01-2
	Subd. 9. Authority	10.01-2
	Subd. 10. Separability.	10.01-2
	Subd. 11. Rules	10.01-3

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.02.	Definitions	10.02-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.03.	General Provisions.	10.03-1
	Subd. 1. Non-Conforming Buildings, Structures and Uses	10.03-1
	Subd. 2. General Building and Performance Requirements.	10.03-2
	Subd. 3. Yard Requirements	10.03-23
	Subd. 4. Area and Building Size Regulations	10.03-25
	Subd. 5. Off-Street Parking Requirements .	10.03-28
	Subd. 6. Land Reclamation.	10.03-38
	Subd. 7. Mining.	10.03-38
	Subd. 8. Airport Zoning.	10.03-38
	Subd. 9. Home Occupations.	10.03-38
	Subd. 10. Performance Standards	10.03-39
	Subd. 11. Administrative Standards.	10.03-39
	Subd. 12. Bed and Breakfast Facilities. . .	10.03-39
	Subd. 13. Adult Uses and Sexually Oriented Businesses.	10.03-41
	Subd. 14. Recreational Camping Areas. . . .	10.03-44

3/8/19 This page updated and replaced.

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.03.1	Fences	10.03.1-1
	Subd. 1. Purpose	10.03.1-1
	Subd. 2. General Fence Regulations	10.03.1-1
	Subd. 3. Intention	10.03.1-4

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.03.2	Solar Energy Systems	10.03.2-1
	Subd. 1. Purpose	10.03.2-1
	Subd. 2. Definitions	10.03.2-1
	Subd. 3. Performance Standards	10.03.2-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.04.	General District Provisions	10.04-1
	Subd. 1. Establishment of Districts.	10.04-1
	Subd. 2. Map	10.04-2
	Subd. 3. Annexed Territory	10.04-3
	Subd. 4. Zoning District Boundaries.	10.04-2

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.05.	"A-O" Agricultural - Opens Space District .	10.05-1
	Subd. 1. Purpose	10.05-1
	Subd. 2. Permitted Uses.	10.05-1
	Subd. 3. Accessory Uses.	10.05-1
	Subd. 4. Conditional Uses.	10.05-2
	Subd. 5. Interim Uses.	10.05-3

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.06.	"R-1" Single Family Residential District. .	10.06-1
	Subd. 1. Purpose	10.06-1
	Subd. 2. Permitted Uses.	10.06-1
	Subd. 3. Accessory Uses.	10.06-1
	Subd. 4. Conditional Uses.	10.06-2
	Subd. 5. Interim Uses.	10.06-3

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.065.	"R-1A" Single Family Residential Affordable District.	10.065-1
	Subd. 1. General Provisions.	10.065-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.07.	"R-2" Single and Two Family Residential District.	10.07-1
	Subd. 1. Purpose	10.07-1
	Subd. 2. Permitted Uses.	10.07-1
	Subd. 3. Accessory Uses.	10.07-1
	Subd. 4. Conditional Uses.	10.07-1
	Subd. 5. Interim Uses.	10.07-2

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.08.	"R-3" Medium Density Residential District .	10.08-1
	Subd. 1. Purpose	10.08-1
	Subd. 2. Permitted Uses.	10.08-1
	Subd. 3. Accessory Uses.	10.08-1
	Subd. 4. Conditional Uses.	10.08-1
	Subd. 5. Interim Uses.	10.08-2

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.09.	"R-4" Mobile Home Park.	10.09-1
	Subd. 1. Purpose	10.09-1
	Subd. 2. Permitted Uses.	10.09-1
	Subd. 3. Accessory Uses.	10.09-6
	Subd. 4. Conditional Uses.	10.09-6
	Subd. 5. Interim Uses.	10.09-6

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.10.	"R-B" Residential-Business District	10.10-1
	Subd. 1. Purpose	10.10-1
	Subd. 2. Permitted Uses.	10.10-1
	Subd. 3. Accessory Uses.	10.10-1
	Subd. 4. Conditional Uses.	10.10-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.10.01	"R-V/A" Vacant/Agricultural Residential District.	10.10.01-1
	Subd. 1. Purpose	10.10.01-1
	Subd. 2. Permitted Uses.	10.10.01-1
	Subd. 3. Accessory Uses.	10.10.01-1
	Subd. 4. Conditional Uses.	10.10.01-1
	Subd. 5. Interim Uses.	10.10.01-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.10.02	"R-LD" Low Density Residential District . .	10.10.02-1
	Subd. 1. Purpose	10.10.02-1
	Subd. 2. Permitted Uses.	10.10.02-1
	Subd. 3. Accessory Uses.	10.10.02-1
	Subd. 4. Conditional Uses.	10.10.02-1
	Subd. 5. Interim Uses.	10.10.02-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.11.	"B-1" General Business District	10.11-1
	Subd. 1. Purpose	10.11-1
	Subd. 2. Permitted Uses.	10.11-1
	Subd. 3. Accessory Uses.	10.11-3
	Subd. 4. Conditional Uses.	10.11-4
	Subd. 5. Interim Uses.	10.11-5

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.12.	"B-2" Regional Business District.	10.12-1
	Subd. 1. Purpose	10.12-1
	Subd. 2. Permitted Uses.	10.12-1
	Subd. 3. Accessory Uses.	10.12-1
	Subd. 4. Conditional Uses.	10.12-1
	Subd. 5. Interim Uses.	10.12-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.12.1	"CBD" Central Business District.	10.12.1-1
	Subd. 1. Purpose	10.12.1-1
	Subd. 2. Permitted Uses.	10.12.1-1
	Subd. 3. Accessory Uses.	10.12.1-1
	Subd. 4. Conditional Uses.	10.12.1-2
	Subd. 5. Performance Standards.	10.12.1-2

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.13.	"AP" Airport Business District.	10.13-1
	Subd. 1 Purpose	10.13-1
	Subd. 2 Permitted Uses.	10.13-1
	Subd. 3 Accessory Uses.	10.13-1
	Subd. 4 Conditional Uses.	10.13-1
	Subd. 5. Interim Uses.	10.13-2
10.14.	Reserved	10.15-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.15.	"I-1" Light Industrial District	10.15-1
	Subd. 1. Purpose	10.15-1
	Subd. 2. Permitted Uses.	10.15-1
	Subd. 3. Accessory Uses.	10.15-2
	Subd. 4. Conditional Uses.	10.15-2
	Subd. 5. Interim Uses.	10.15-3

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.16.	"I-2" Heavy Industrial District	10.16-1
	Subd. 1. Purpose	10.16-1
	Subd. 2. Permitted Uses.	10.16-1
	Subd. 3. Accessory Uses.	10.16-1
	Subd. 4. Conditional Uses.	10.16-1
	Subd. 5. Interim Uses.	10.16-2

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.17.	"I-B" Industrial Business District.	10.17-1
	Subd. 1. Purpose	10.17-1
	Subd. 2. Permitted Uses.	10.17-1
	Subd. 3. Accessory Uses.	10.17-1
	Subd. 4. Conditional Uses.	10.17-1
	Subd. 5. Interim Uses.	10.17-2

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.18.	"FP" Flood Plain Management District. . . .	10.18-1
	Subd. 1. Statutory Authorization, Findings of Fact and Purpose	10.18-1
	Subd. 2. General Provisions.	10.18-1
	Subd. 3. Establishment of Zoning District.	10.18-4
	Subd. 4. General Flood Plain District. . .	10.18-5
	Subd. 5. Subdivisions.	10.18-8
	Subd. 6. Manufactured Homes and Manufactured Home Parks	10.18-8
	Subd. 7. Administration.	10.18-9
	Subd. 8. Non-Conforming Uses	10.18-15
	Subd. 9. Penalties for Violation	10.18-17
	Subd. 10. Amendments.	10.18-17

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.19.	"W" Wetland Systems District.	10.19-1
	Subd. 1. Purpose	10.19-1
	Subd. 2. District Application.	10.19-1
	Subd. 3. Permitted Uses.	10.19-2
	Subd. 4. Prohibited Uses	10.19-3
	Subd. 5. Development Regulations	10.19-3

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.20.	"S" Shoreland District.	10.20-1
	Subd. 1. Statutory Authorization	10.20-1
	Subd. 2. General Provisions and Definitions	10.20-1
	Subd. 3. Administration.	10.20-9
	Subd. 4. Shoreland Classification System and Land Use Districts.	10.20-11
	Subd. 5. Zoning and Water Supply/Sanitary Provisions.	10.20-13
	Subd. 6. Nonconformities	10.20-31
	Subd. 7. Subdivision/Platting Provisions .	10.20-33
	Subd. 8. Planned Unit Developments (PUDs).	10.20-35

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.21.	"PUD" Planned Unit Development District . .	10.21-1
	Subd. 1. Purpose	10.21-1
	Subd. 2. Permitted Uses.	10.21-1
	Subd. 3. Accessory Uses.	10.21-2
	Subd. 4. Procedural Requirements	10.21-2
	Subd. 5. Bonus Density	10.21-2
	Subd. 6. Planned Unit Development; Type, Process, Application, Approval and Decision Criteria, and Open and Recreation Space Requirements . .	10.21-5

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.21.5.	"WHP" Wellhead Protection District.	10.21.5-1
	Subd. 1. Purpose	10.21.5-1
	Subd. 2. Applicability	10.21.5-1
	Subd. 3. Establishment of Wellhead Protection Zones	10.21.5-1
	Subd. 4. Site and Plan Review.	10.21.5-1
	Subd. 5. Development Standards and Prohibitions	10.21.5-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.22.	Administration and Enforcement.	10.22-1
	Subd. 1. Administrating Officer.	10.22-1
	Subd. 2. Duties of the Zoning Administrator	10.22-1
	Subd. 3. Duties of Building Inspector. . .	10.22-1
	Subd. 4. Administrative Standards.	10.22-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.23.	Administration-Amendments and Conditional Use Permit.	10.23-1
	Subd. 1. Procedures.	10.23-1
	Subd. 2. Amendments - Initiations.	10.23-5
	Subd. 3. Lapse of Conditional Use Permit By Non-Use.	10.23-6
	Subd. 4. Certified Copies Required	10.23-6

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.23.01	Interim Use Permit.	10.23.01-1
	Subd. 1. Purpose	10.23.01-1
	Subd. 2. Application, Hearing, Notice and Procedure	10.23.01-1
	Subd. 3. Standards	10.23.01-1
	Subd. 4. Termination	10.23.01-2
	Subd. 5. Lapse of Permit by Non-Use.	10.23.01-2

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.24.	Signs	10.24-1
	Subd. 1. Purpose and Findings.	10.24-1
	Subd. 2. Application of Regulations and Substitution Clause	10.24-3
	Subd. 3. Severability.	10.24-3
	Subd. 4. Definitions	10.24-3
	Subd. 5. Exemptions.	10.24-12
	Subd. 6. Prohibited Signs.	10.24-15
	Subd. 7. Traffic Hazards	10.24-17
	Subd. 8. Sign Maintenance.	10.24-17
	Subd. 9. Sign Location	10.24-17
	Subd. 10. Area Identification Signs	10.24-17
	Subd. 11. Temporary Signs	10.24-18
	Subd. 12. Off-Premise Signs	10.24-19
	Subd. 13. Sign Standard by Zoning District.	10.24-20
	Subd. 14. Dynamic Displays.	10.24-22
	Subd. 15. Brightness.	10.24-26
	Subd. 16. Height.	10.24-27
	Subd. 17. Master Signage Plan	10.24-27
	Subd. 18. Non-Conforming Signs.	10.24-28
	Subd. 19. Administration.	10.24-29

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.25.	Variance and Appeals.	10.25-1
	Subd. 1. Board of Adjustment and Appeals .	10.25-1
	Subd. 2. Findings of Hardship and Fact . .	10.25-1
	Subd. 3. Limitations to Variances.	10.25-2
	Subd. 4. Procedures.	10.25-2
	Subd. 5. Lapse of Variance or Appeal . . .	10.25-4

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.26.	Administration - Certificate of Occupancy .	10.26-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.27.	Administration - Fees	10.27-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.28.	Violation and Penalties	10.28-1

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.29.	Environmental Review Program.	10.29-1
	Subd. 1. Application	10.29-1
	Subd. 2. Preparation	10.29-1
	Subd. 3. Review.	10.29-1
	Subd. 4. Decision.	10.29-2

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.31.	Wireless Telecommunication Towers and Antennas.	10.31-1
	Subd. 1. Intent and Purpose.	10.31-1
	Subd. 2. Definitions	10.31-1
	Subd. 3. Siting Requirements	10.31-3
	Subd. 4. Shared Use/Co-Location.	10.31-3
	Subd. 5. Additional Standards.	10.31-4
	Subd. 6. Nonconforming Towers and Structures.	10.31-8

5/7/19

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.31.01	Small Cell Wireless Apparatus Guidelines. .	10.31.01-1
	Subd. 1. Intent and Purpose.	10.31.01-1
	Subd. 2. Definitions	10.31.01-1
	Subd. 3. Requirement to Comply	10.31.01-4
	Subd. 4. Location of Small Cell Facilities, Related Ground Equipment, and Wireless Support Structures.	10.31.01-4
	Subd. 5. Consideration of Alternate Locations.	10.31.01-5
	Subd. 6. Guidelines on Placement	10.31.01-6
	Subd. 7. Undergrounding Requirements	10.31.01-11
	Subd. 8. General Aesthetic Requirements. .	10.31.01-12
	Subd. 9. Specific Area Aesthetic Requirements	10.31.01-13
	Subd. 10. General Provisions.	10.31.01-14

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.32.	Erosion and Sediment Control.	10.32-1
	Subd. 1. Purpose	10.32-1
	Subd. 2. Scope and Application	10.32-1
	Subd. 3. Definitions	10.32-1
	Subd. 4. Erosion and Sediment Control Plan	10.32-4
	Subd. 5. Review of Plan.	10.32-5
	Subd. 6. Modification of Plan.	10.32-6
	Subd. 7. Development Agreement	10.32-6
	Subd. 8. Remedial Action	10.32-7
	Subd. 9. Emergency Action.	10.32-7
	Subd. 10. Notification of Failure of the Plan	10.32-7
	Subd. 11. Enforcement	10.32-9
	Subd. 12. Severability.	10.32-9
	Subd. 13. Abrogation and Greater Restrictions	10.32-9

CHAPTER 10

LAND USE REGULATION (ZONING)

<u>Section</u>		<u>Page</u>
10.33.	Wind Energy Conversion Systems	10.33-1
	Subd. 1. Intent and Purpose	10.33-1
	Subd. 2. Application	10.33-1
	Subd. 3. Definitions	10.33-1
	Subd. 4. Conditional Use Permit Required	10.33-2
	Subd. 5. Location by District	10.33-2
	Subd. 6. Application Requirements	10.33-3
	Subd. 7. Performance Standards	10.33-4