

FORD TOWNSHIP

ORDINANCE

Chapter 200. Zoning Use Districts.

200.1 Establishment of Zoning Districts. For the purpose of this Ordinance, the Town is hereby divided into Zoning Districts which shall be designated as follows:

R-1 Residential Zoning District “R-1” Chapter 210

R-2 Residential Zoning District “R-2” Chapter 211

C-1 Commercial Zoning District “C-1” Chapter 220

C-2 Commercial Zoning District “C-2” Chapter 221

200.2 Zoning Map.

- a) The location and boundaries of the Zoning Districts established by this Ordinance are set forth on the Zoning Map attached hereto, the original of which shall be on file with the Town Clerk.
- b) The Zoning Map may change from time to time; thus, the original version of the Zoning Map attached hereto may not show subsequent amendments. Inquiry should be made of the Zoning Administrator to determine if any amendments to the Zoning Map have been adopted and as to their effect.
- c) Said Zoning Map and all notation, references and other information shown thereon as hereafter amended shall have the same force and effect as if fully set forth herein.

200.3 Detachment. In the event of changes in the Town boundaries, the boundaries of the Zoning Districts shall be extended or retracted accordingly.

200.4 Zoning District Boundaries. For purposes of this Ordinance, boundaries shall be determined as follows:

- a) Boundaries indicated as approximately following the center lines of Streets, highways or railroad lines shall be construed to follow such center lines.
- b) Boundaries indicated as approximately following plotted Lot Lines shall be construed as following such Lot Lines.
- c) Boundaries indicated as following Shorelines shall follow those Shoreline boundaries as set forth in the Kanabec County Shore Land Ordinance.

- d) Boundaries indicated as approximately following the Town boundaries shall be construed as following such boundaries.
- e) Where a Zoning District boundary line divides a Lot and/or Parcel which was in single or common ownership at the time of passage of this Ordinance and if, as a result of the placement of said Zoning District boundary line, any portion of the Lot and/or Parcel is unable to meet the criteria of the requirements of the Zoning District within which it is located without obtaining a Variance, the Planning Commission shall review the Zoning District boundary line and its effect on said Lot and/or Parcel and the Town Board shall determine whether the location of the Zoning District boundary should be modified accordingly.
- f) The exact location of all Zoning District boundaries shall be reviewed by the Planning Commission and the Town Board shall make the final determination as to the exact location of all Zoning District boundaries.

[END OF CHAPTER 200]

Chapter 210. R-1 Residential Zoning District.

- 210.1 Purpose. The R-1 Residential Zoning District is intended to allow suitable areas of the Town to be retained as sensitive natural areas, to protect and preserve open spaces and to allow scattered development
- 210.2 Lot Area Regulations. There shall be a maximum of two (2) Lots per Quarter Quarter with a minimum Lot Area of five (5) Acres. Every Lot and/or Parcel shall also meet the Minimum Lot Standard.
- 210.3 Lot Width Regulations. Every Lot or Parcel shall have a minimum Lot Width of not less than three-hundred (300) feet on an existing Public Road maintained and snowplowed by the Town, the county, or the State of Minnesota Department of Transportation and a Front Yard Width of not less than three-hundred (300) feet.
- 210.4 Permitted Uses. The following Uses shall be permitted within the R-1 Residential Zoning District:
- a) One Residential Dwelling per Lot and/or Parcel pursuant to Section 210.5 of this Chapter.
 - b) Agricultural Land Uses.
 - c) Farm production including:
 - 1) Farming, general and dairy, provided that Animal Unit Density is not greater than one (1) Animal Unit per Useable Acre;
 - 2) Raising Livestock, Livestock products and other Domesticated Animals kept for use on the Farm or raised for sale or profit provided any such Livestock does not exceed one (1) Animal Unit per Useable Acre except as provided by Section 210.8;
 - 3) Domestically raised fowl provided said domestically raised fowl do not exceed one (1) Animal Unit per Useable Acre except as provided by Section 210.8;
 - 4) Field and specialty crops;
 - 5) Garden vegetables; and
 - 6) Bee keeping;

- d) Forestry.
- e) Essential Services.
- f) Historic sites and areas.
- g) Churches and cemeteries.
- h) Horticultural Uses and Structures designed for storage of products and machinery pertaining and necessary thereto.
- i) Recreational Land Uses.

210.5 Single Family Dwellings. Single Family Dwellings are permitted in the R-1 Residential Zoning District, subject to the following regulations:

- a) All Single Family Dwellings must be situated on a Lot and/or Parcel with a Lot Area of at least five (5) Acres.
- b) Each Lot and/or Parcel upon which a Single Family Dwelling is erected shall have a minimum Buildable Area;
- c) No Single Family Dwelling Unit may be located upon soil which shall create erosion problems;
- d) Each Lot and/or Parcel shall be of sufficient size and shall contain soils to support an on-site sewer system in accordance with the regulations of the Kanabec County Sewer Ordinance;
- e) Subdivision of any Lot of Record shall comply with the requirements of Sections 500 through 599 of this Ordinance as enacted and amended from time to time;
- f) Each Single Family Dwelling shall have a minimum of Seven Hundred Eighty (780) square feet of Livable Space in the Principal Structure. Basements, walk-outs, Carports, Overhangs, Garages and other such Structures shall not qualify in meeting these requirements;
- g) Each Single Family Dwelling, including the entire perimeter thereof, shall be constructed or erected upon a permanent foundation no less than Seven Hundred Eighty (780) square feet; and
- h) There shall not exist or be constructed on any Lot and/or Parcel more than one (1) Single Family Dwelling.

210.6 Permitted Accessory Uses.

- a) The following Accessory Uses are permitted in the R-1 Residential Zoning District:
 - 1) Private Garages, Parking Spaces and Carports;
 - 2) Decorative Landscaping Features;
 - 3) Signs;
 - 4) Recreational Equipment; and
 - 5) Private swimming pools and tennis courts.
- b) Accessory Buildings are permitted in the R-1 Residential Zoning District in accordance with Chapter 308 of this Ordinance.
- c) Recreational Structures and Recreational Shelters as may be allowed in accordance with Chapter 350 of this Ordinance.

210.7 Home Occupations. Home Occupations are permitted in the R-1 Residential Zoning District in accordance with Chapter 309 of this Ordinance.

210.8 Non-Permitted Uses. The following Uses shall not be allowed in the R-1 Residential Zoning District:

- a) Feedlots and/or more than one (1) Animal Unit per Acre, except however, nothing herein shall be construed as preventing Owners from maintaining Agricultural Animals at a concentration that would otherwise be prohibited pursuant to this Section 210.8(a) during the period of time commencing November 1st and concluding May 15th (“Off-Pasture Months”) of each year provided the Animal Units do not exceed the allowable Animal Units per Useable Acre for that Person who owns the Agricultural Animals during the previous On-Pasture Months (May 16th through October 31st). If the Person who owns the Agricultural Animals is not the Owner of the Lot(s) and/or Parcel(s) used to calculate the Useable Acres as provided in this Section for the previous On-Pasture Months, the Person shall have a written lease for any such Lot and/or Parcel. Any new offspring born to the Agricultural Animals on the Lot and/or Parcel during the Off-Pasture Months shall be specifically excluded from the calculation

of Animal Units as provided in this Section for the Off-Pasture Months for which the offspring was born;

- b) Auto Reduction Yards;
- c) Auto and Vehicle Storage Yards;
- d) Hazardous Waste Facility;
- e) Chemical Storage Facility; and/or
- f) Junkyards.

210.9 Setbacks.

- a) Front Setback Space. Not less than one hundred ten (110) feet from the center line of any Public Road, Street, or highway.
- b) Side Setback Space. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, the Side Setback Space shall be no less than fifty (50) feet from the non-surveyed Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, the Side Setback Space shall be at least thirty (30) feet from the surveyed Lot Line.
- c) Rear Setback Space. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, the Rear Setback Space shall be no less than fifty (50) feet from the non-surveyed Rear Setback Space. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, the Rear Setback Space shall be a least thirty (30) feet from the surveyed Rear Lot Line.

[END OF CHAPTER 210]

Chapter 211. R-2 Residential Zoning District.

211.1 Purpose. The R-2 Residential Zoning District is intended to permit residential Development in an orderly manner, to manage subdivision of vacant land proposed for Development and to assure a pleasant and suitable residential environment.

211.2 Lot Area Regulations. Every Lot and/or Parcel in the R-2 Residential Zoning District shall have a minimum Lot Area of five (5) Acres. Every Lot and/or Parcel shall also meet the Minimum Lot Standard.

211.3 Lot Width Regulations. Every Lot and/or Parcel shall have a minimum Lot Width of not less than three hundred (300) feet on an existing Public Road, maintained and snowplowed by the Town, the county or the State of Minnesota Department of Transportation and a Front Yard width of not less than three-hundred (300) feet.

211.4 Permitted Uses.

- a) One Residential Dwelling per Lot and/or Parcel pursuant to Section 211.5 of this Chapter.
- b) Agricultural Land Uses.
- c) Farm production including:
 - 1) Farming, general and dairy, provided that Animal Unit density is not greater than one (1) Animal unit per Useable Acre;
 - 2) Raising Livestock, Livestock products and other Domesticated Animals kept for use on the Farm or raised for sale or profit provided any such Livestock does not exceed one (1) Animal Unit per Useable Acre except as provided by Section 211.8;
 - 3) Domestically raised fowl provided said domestically raised fowl do not exceed one (1) Animal Unit per Useable Acre except as provided by Section 211.8;
 - 4) Field and specialty crops;
 - 5) Garden vegetables; and
 - 6) Bee keeping.

- d) Forestry.
- e) Essential Services.
- f) Historic sites and areas.
- g) Churches and cemeteries.
- h) Horticultural Uses and Structures designed for storage of products and machinery pertaining and necessary thereto.
- i) Recreational Land Uses.

211.5 Single Family Dwellings. Single Family Dwellings are permitted in the R-2 Residential Zoning District, subject to the following regulations:

- a) All Single Family Dwellings must be situated on a Lot and/or Parcel with a Lot Area of at least five (5) Acres;
- b) No more than one (1) Single Family Dwelling shall exist or be constructed upon any Lot and/or Parcel. Any existing Single Family Dwelling upon a Lot of Record shall satisfy this allowance and preclude the placement of a second Dwelling Unit of any nature upon such a Lot and/or Parcel;
- c) Each Lot and/or Parcel upon which a Single Family Dwelling is erected shall have a minimum Buildable Area;
- d) No Single Family Dwelling Unit may be located upon soil which shall create erosion problems;
- e) Each Lot and/or Parcel shall be of sufficient size and shall contain soils to support an on-site sewer system in accordance with the regulations of the Kanabec County Sewer Ordinance;
- f) Subdivision of any Lot of Record shall comply with the requirements of Sections 500 through 599 of this Ordinance as enacted and amended from time to time;
- g) Each Single Family Dwelling shall have a minimum of Seven Hundred Eighty (780) square feet of Livable Space in the Principal Structure. Basements, walk-outs, Carports, Overhangs, Garages and such other Structures shall not qualify in meeting these requirements;

- h) Each Single Family Dwelling, including the entire perimeter thereof, shall be constructed or erected upon a permanent foundation no less than Seven Hundred Eighty (780) square foot; and

211.6 Permitted Accessory Uses.

- a) The following Accessory Uses are permitted in the R-2 Residential Zoning District:
 - 1) Private Garages, Parking Spaces and Carports;
 - 2) Decorative Landscaping features;
 - 3) Signs;
 - 4) Recreational Equipment; and
 - 5) Private swimming pools and tennis courts.
- b) Accessory Buildings are permitted in the R-2 Residential Zoning District in accordance with Chapter 308 of this Ordinance.
- c) Recreational Structures and Recreational Shelters as may be allowed in accordance with Chapter 350 of this Ordinance.

211.7 Home Occupations. Home Occupations are permitted in the R-2 Residential Zoning District in accordance with Chapter 309 of this Ordinance.

211.8 Non-Permitted Uses. The following Uses will not be allowed in the R-2 Residential Zoning District:

- a) Feedlots and/or more than one (1) Animal Unit per Acre, except however, nothing herein shall be construed as preventing Owners from maintaining Agricultural Animals at a concentration that would otherwise be prohibited pursuant to this Section 211.8(a) during the period of time commencing November 1st and concluding May 15th (“Off-Pasture Months”) of each year provided the Animal Units do not exceed the allowable Animal Units per Useable Acre for that Person who owns the Agricultural Animals during the previous On-Pasture Months (May 16th through October 31st). If the Person who owns the Agricultural Animals is not the Owner of the Lot(s) and/or Parcel(s) used to calculate the Useable Acres as provided in this Section for the previous On-Pasture Months, the Person shall have a written lease

for any such Lot and/or Parcel. Any new offspring born to the Agricultural Animals on the Lot and/or Parcel during the Off-Pasture Months shall be specifically excluded from the calculation of Animal Units as provided in this Section for the Off-Pasture Months for which the offspring was born;

- b) Auto Reduction Yards;
- c) Auto and Vehicle Storage Yards;
- d) Hazardous Waste Facility;
- e) Chemical Storage Facility; and/or
- f) Junkyards.

211.9 Setbacks.

- a) Front Setback Space. Not less than one hundred ten (110) feet from the center line of any Public Road, Street, or highway.
- b) Side Setback Space. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, the Side Setback Space must be no less than fifty (50) feet from the non-surveyed Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, the Side Setback Space must be at least thirty (30) feet from the surveyed Lot Line.
- c) Rear Setback Space. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, the Rear Setback Space must be no less than fifty (50) feet from the non-surveyed Rear Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, the Rear Setback Space must be a least thirty (30) feet from the surveyed Rear Lot Line.

[END OF CHAPTER 211]

Chapter 220. C-1 Commercial Zoning District.

220.1 Purpose. The purpose of the C-1 Commercial Zoning District is to establish minimum standards permitting Light Commercial Uses in the area as designated in Section 220.2 below and as otherwise regulated herein. The area so designated shall permit Light Commercial Uses and Development in an orderly manner so as to ensure a pleasant and suitable environment consistent with the goals as set forth in the Comprehensive Plan. Residential Dwellings may be constructed on Lots and/or Parcels zoned as C-1 Commercial Zoning District in accordance with this Chapter herein.

220.2 Commercial District Boundaries. The strip of land contained within the R-2 Residential Zoning District consisting of one-thousand-three-hundred-twenty (1,320) feet on either side of the center points of Highway 65, Highway 24 and Highway 27 as indicated on the Zoning Map may be re-zoned as C-1 Commercial Zoning District as provided in this Ordinance.

220.3 C-1 Commercial Zoning District Uses Allowed by a Conditional Use Permit.

- a) Any and all Uses that may be permitted within the C-1 Commercial Zoning District shall specifically be limited to the following Uses, which shall only be allowed by issuance of a Conditional Use Permit:
- 1) Residential Dwellings;
 - 2) Daycare;
 - 3) Commercial Storage Building;
 - 4) Common Area Storage Building;
 - 5) Cabinet Manufacturer;
 - 6) General Office Purposes;
 - 7) Outdoor Recreational Area;
 - 8) Antique and Collectible Store;
 - 9) Bank;
 - 10) Financial Institution;

- 11) Bookstore;
- 12) Funeral Home;
- 13) Greenhouse;
- 14) Veterinary Clinic;
- 15) Automobile Repair;
- 16) Catering;
- 17) Coffee Shop;
- 18) Outdoor Recreation Area;
- 19) Hospice;
- 20) Convent;
- 21) Monastery;
- 22) Religious Retreat Center;
- 23) Barber Shop;
- 24) Beauty Salon;
- 25) Bicycle Sales and Repair;
- 26) Electronics Sales;
- 27) Electronics Manufacturing;
- 28) Interior Decorating;
- 29) Locksmith;
- 30) Radio and Television Service and Repair;
- 31) Picture Framing;
- 32) Shoe Repair;
- 33) Apparel Manufacturing;

- 34) Apparel Sales/Repair
- 35) Tailor;
- 36) Electronics Components and Accessories;
- 37) Film Video and Audio Production;
- 38) Watches and Clocks Manufacturing;
- 39) Watches and Clocks Sales/Repair;
- 40) Wood Crafting and Carving;
- 41) Wood Furniture and Upholstery Manufacturing;
- 42) Wood Furniture and Upholstery Sales/Repair;
- 43) Art Studio;
- 44) Bed and Breakfast Home;
- 45) Contracting Business;
- 46) Exterminating Business;
- 47) Firearms Dealer;
- 48) Small Engine Repair;
- 49) Limousine Service;
- 50) Taxicab Service; and
- 51) Board and Care Home.

220.4 C-1 Commercial Zoning District Re-Zoning Petition. Any Lot or Parcel to be utilized for Commercial Use may be re-zoned as C-1 Commercial Zoning District by the submission of a Re-Zoning Petition in accordance with the provisions Chapter 720.

220.5 C-1 Commercial Zoning District Conditional Use Permit. Contemporaneous with the submission of a Re-Zoning Petition as described in Section 220.4 above, the Owner or Petitioner shall submit a Conditional Use Permit Application in accordance with the provisions of

Chapter 710 for any Conditional Use allowed in accordance with Section 220.3 herein.

220.6 C-1 Commercial Zoning District Lot Regulations, Requirements, Access and Setbacks.

- a) Lot Area Regulations.
 - 1) The minimum Lot Area in the C-1 Commercial Zoning District shall be Five (5) Acres provided said minimum Lot Area is sufficient to meet the requirements as determined pursuant to Sections 220.4 and 220.5 above as determined by the Planning Commission and Town Board;
 - 2) The total gross area of all Commercial Buildings shall not exceed thirty thousand (30,000) square feet on a given Lot and/or Parcel; and
 - 3) The total aggregate gross area of all Commercial Buildings, Commercial Parking Lots, Commercial Driveways and other areas of a Lot and/or Parcel used for Commercial Uses and/or Commercial Purposes shall not exceed sixty thousand (60,000) square feet.

- b) Lot Width Regulations. The minimum Lot Width in the C-1 Commercial Zoning District shall be three hundred (300) feet on an existing Public Road, maintained and snowplowed by the Town, the county, or the State of Minnesota Department of Transportation and a Front yard width of not less than three-hundred (300) feet.

- c) Buildable Area Requirements.
 - 1) Each Lot and/or Parcel upon which a Building is to be constructed shall have a minimum Buildable Area;
 - 2) No Building may be located upon soil if erosion problems result therefrom;
 - 3) Each Lot and/or Parcel shall be of sufficient size and shall contain soils to support an on-site sewer system in accordance with the regulations of the Kanabec County Ordinances and Minnesota Pollution Control Agency;

- 4) Subdivision of any Lot of Record shall comply with the requirements of Chapters 500 through 599 of this Ordinance as enacted and amended from time to time; and
 - 5) Each Building, including the entire perimeter thereof, shall be constructed or erected upon a permanent foundation.
- d) Service Roads. The Person developing any Lot and/or Parcel shall obtain access that meets standard Town requirements and Setbacks. A typical section for service road construction will be provided by the Zoning Administrator or the Township Engineer.
- e) Setbacks.
- 1) Front Setback Space. Not less than one hundred fifty (150) feet from the centerline Right-of-Way of a state highway; not less than one hundred ten (110) feet from the centerline of any Town road or county road, however established.
 - 2) Side Setback Space. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, no less than fifty (50) feet from the non-surveyed Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, than not less than ten (10) feet from surveyed Lot Line.
 - 3) Rear Setback Space. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, no less than fifty (50) feet from the non-surveyed Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, than not less than thirty (30) feet from the surveyed Lot Line.

220.7 Uses Not Permitted within the C-1 Commercial Zoning District. In addition to any Uses not specifically stated in Section 220.3 above, the following Uses shall not be allowed in the C-1 Commercial Zoning District:

- a) Feedlots and/or more than one (1) Animal Unit per Acre, except however, nothing herein shall be construed as preventing Owners from maintaining Agricultural Animals at a concentration that would otherwise be prohibited pursuant to this Section 220.7(a) during the period of time commencing November 1st and concluding May 15th (“Off-Pasture Months”) of each year provided the Animal Units do not exceed the allowable Animal Units per Useable Acre for that Person who owns the Agricultural

Animals during the previous On-Pasture Months (May 16th through October 31st). If the Person who owns the Agricultural Animals is not the Owner of the Lot(s) and/or Parcel(s) used to calculate the Useable Acres as provided in this Section for the previous On-Pasture Months, the Person shall have a written lease for any such Lot and/or Parcel. Any new offspring born to the Agricultural Animals on the Lot and/or Parcel during the Off-Pasture Months shall be specifically excluded from the calculation of Animal Units as provided in this Section for the Off-Pasture Months for which the offspring was born;

- b) Auto Reduction Yards;
- c) Auto and Vehicle Storage Yards;
- d) Hazardous Waste Facility;
- e) Chemical Storage Facility; and
- f) Junkyards.

[END OF CHAPTER 220]

Chapter 221. C-2 Commercial Zoning District.

221.1 Purpose. The purpose of the C-2 Commercial Zoning District is to establish minimum standards permitting Heavy Commercial Uses in the area as designated in Section 221.2 below and as otherwise regulated herein. The area so designated shall permit Heavy Commercial Uses and Development in an orderly manner so as to ensure a pleasant and suitable environment consistent with the goals as set forth in the Comprehensive Plan. Residential Land Use shall be PROHIBITED on any Lot and/or Parcel rezoned as a C-2 Commercial Zoning District.

221.2 Commercial District Boundaries. The strip of land contained within the R-2 Residential Zoning District consisting of one-thousand-three-hundred-twenty (1,320) feet on either side of the center points of Highway 65, Highway 24 and Highway 27 as indicated on the Zoning Map may be rezoned as C-2 Commercial Zoning District as provided in this Ordinance.

221.3 C-2 Commercial Zoning District Uses Allowed by a Conditional Use Permit.

- a) Any and all Uses that may be permitted within the C-2 Commercial Zoning District shall specifically be limited to following Uses, which shall only be allowed by issuance of a Conditional Use Permit:
- 1) Daycare;
 - 2) Cabinet Manufacturer;
 - 3) General Office Purposes;
 - 4) Outdoor Recreational Area;
 - 5) Commercial Storage Building;
 - 6) Common Area Storage Building;
 - 7) Antique and Collectible Store;
 - 8) Bank;
 - 9) Financial Institution;
 - 10) Bookstore;
 - 11) Funeral Home;

- 12) Greenhouse;
- 13) Veterinary Clinic;
- 14) Automobile Repair;
- 15) Catering;
- 16) Coffee Shop;
- 17) Outdoor Recreation Area;
- 18) Hospice;
- 19) Convent;
- 20) Monastery;
- 21) Religious Retreat Center;
- 22) Barber Shop;
- 23) Beauty Salon;
- 24) Bicycle Sales and Repair;
- 25) Electronics Sales;
- 26) Electronic Manufacturing;
- 27) Interior Decorating;
- 28) Upholstery;
- 29) Locksmith;
- 30) Radio and Television Service and Repair;
- 31) Picture Framing;
- 32) Shoe Repair;
- 33) Tailor;
- 34) Apparel Sales;

- 35) Apparel Manufacturing;
- 36) Electronics Components and Accessories;
- 37) Film Video and Audio Production;
- 38) Watches and Clocks Manufacturing;
- 39) Watches and Clocks/Repair;
- 40) Wood Crafting and Carving;
- 41) Wood Furniture and Upholstery Manufacturing;
- 42) Wood Furniture and Upholstery Sales/Repair;
- 43) Art Studio;
- 44) Bed and Breakfast Home;
- 45) Contracting Business;
- 46) Exterminating Business;
- 47) Firearms Dealer;
- 48) Small Engine Repair;
- 49) Limousine Service;
- 50) Taxicab Service;
- 51) Board and Care Home;
- 52) Bakery;
- 53) Drug Store;
- 54) Dry Cleaning Pick-up Station;
- 55) Film Developing;
- 56) Furniture Store;
- 57) Jewelry Store;

- 58) Computer and Accessories;
- 59) Food and Beverage Products;
- 60) Medical Goods and Equipment Manufacturer;
- 61) Medical Goods and Equipment Sales;
- 62) Printing and Publishing;
- 63) Signs;
- 64) Art Gallery;
- 65) Building Material Sales;
- 66) Child Care Center;
- 67) Consignment Clothing Store;
- 68) Day Labor Industry;
- 69) Grocery Store;
- 70) Laundromat;
- 71) Memorial Monuments;
- 72) Office Supplies Sales and Service;
- 73) Performing Arts;
- 74) Visual Arts;
- 75) Pet Store;
- 76) Photocopying;
- 77) Rental of Household Goods and Equipment;
- 78) Secondhand Goods Store;
- 79) Shopping Center;
- 80) Tobacco Shop;

- 81) Video Store;
- 82) Office Building;
- 83) Convenience Store;
- 84) Automobile Rental;
- 85) Automobile Sales;
- 86) Car Wash;
- 87) Liquor Store;
- 88) Nightclub;
- 89) Delicatessen;
- 90) Restaurant, Fast Food;
- 91) Restaurant, Sit Down;
- 92) Hotel;
- 93) Indoor recreation;
- 94) Radio or Television Station;
- 95) Reception or meeting hall;
- 96) Regional Sports Arena;
- 97) Sports Facility;
- 98) Health Facility;
- 99) Movie Theater;
- 100) Theater;
- 101) Blood/Plasma Collection Facility;
- 102) Clinic;
- 103) Laboratory, Medical or Dental;

- 104) Ambulance Service;
- 105) Bus Garage/ Bus Maintenance Facility;
- 106) Package Delivery Service;
- 107) Recreational Vehicle or RV Rental Facility;
- 108) Parking Facility;
- 109) Nursing Home/Assisted Living;
- 110) Inebriate Housing;
- 111) Crisis Center/Supportive Housing;
- 112) Early Childhood Learning Center;
- 113) Preschool;
- 114) School, K-12;
- 115) Vocational School;
- 116) Business School;
- 117) Athletic Field;
- 118) Club/Lodge;
- 119) Community Center;
- 120) Developmental Achievement Center;
- 121) Library;
- 122) Mission;
- 123) Museum;
- 124) Production and Processing;
- 125) Dry Cleaning Establishment;
- 126) Furniture Moving and Storage;

- 127) Industrial Machinery and Equipment Sales, Service and Repair;
- 128) Commercial Laundry;
- 129) Packaging of Finished Goods;
- 130) Wholesaling, Warehousing and Distribution;
- 131) Electric Substation;
- 132) Fire station;
- 133) Garage for Public Vehicles;
- 134) Passenger Transit Station;
- 135) Police Station;
- 136) Post Office;
- 137) Regional Financial Service Center;
- 138) Street and Equipment Maintenance Facility;
- 139) Telephone Exchange;
- 140) Water Pumping and Filtration Facility;

221.4 C-2 Commercial Zoning District Re-Zoning Petition. Any Lot and/or Parcel to be utilized for Commercial Use may be re-zoned as C-2 Commercial Zoning District by the submission of a Re-Zoning Petition in accordance with the provisions Chapter 720.

221.5 C-2 Commercial Zoning District Conditional Use Permit. Contemporaneous with the submission of a Re-Zoning Petition as described in Section 221.4 above, the Owner or Petitioner shall submit a Conditional Use Permit Application in accordance with the provisions of Chapter 710 for any Conditional Use allowed in accordance with Section 221.3 herein.

221.6 C-2 Commercial Zoning District Lot Regulations, Requirements, Access and Setbacks.

- a) Lot Area Regulations.

- 1) The minimum Lot Area in the C-2 Commercial Zoning District shall be two and one-half (2 ½) Acres provided said minimum Lot Area is sufficient to meet the requirements of Sections 221.4 and 221.5 above as determined by the Planning Commission and Town Board.
- 2) Lot Width Regulations. The minimum Lot Width in the C-2 Commercial Zoning District shall be three hundred (300) feet on an existing Public Road, maintained by and snowplowed by the Town, the county or the State of Minnesota Department of Transportation and a Front Yard width of not less than three-hundred (300) feet.
- 3) Buildable Area Requirements.
 - i) Each Lot and/or Parcel upon which a Building is to be constructed shall have a minimum Buildable Area;
 - ii) No Building may be located upon soil if erosion problems result therefrom;
 - iii) Each Lot and/or Parcel shall be of sufficient size and shall contain soils to support an on-site sewer system in accordance with the regulations of the Kanabec County Ordinances and Minnesota Pollution Control Agency;
 - iv) Subdivision of any Lot of Record shall comply with the requirements of Chapters 500 – 599 of this Ordinance as enacted and amended from time to time; and
 - v) Each Building, including the entire perimeter thereof, shall be constructed or erected upon a permanent foundation.
- 4) Service Roads. The Person developing any Lot or Parcel shall obtain access that meets standard Town requirements and Setbacks. A typical section for service road construction will be provided by the Zoning Administrator or the Township Engineer
- 5) Setbacks.

- i) Front Setback Space. Not less than one hundred fifty (150) feet from the centerline Right-of-Way of a state highway, or not less than one hundred ten (110) feet from the centerline of any Town road or county road, however established.
- ii) Side Setback Space. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, no less than fifty (50) feet from the non-surveyed Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, than not less than ten (10) feet from surveyed Lot Line.
- iii) Rear Setback Space. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, no less than fifty (50) feet from the non-surveyed Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, than not less than thirty (30) feet from the surveyed Lot Line.

221.7 Uses Not Permitted within the C-2 Commercial Zoning District. In addition to any Uses not specifically stated and allowed pursuant to Section 221.3 above, the following Uses shall not be allowed in the C-2 Commercial Zoning District:

- a) Feedlots and/or more than one (1) Animal Unit per Acre, except however, nothing herein shall be construed as preventing Owners from maintaining Agricultural Animals at a concentration that would otherwise be prohibited pursuant to this Section 221.7(a) during the period of time commencing November 1st and concluding May 15th (“Off-Pasture Months”) of each year provided the Animal Units do not exceed the allowable Animal Units per Useable Acre for that Person who owns the Agricultural Animals during the previous On-Pasture Months (May 16th through October 31st). If the Person who owns the Agricultural Animals is not the Owner of the Lot(s) and/or Parcel(s) used to calculate the Useable Acres as provided in this Section for the previous On-Pasture Months, the Person shall have a written lease for any such Lot and/or Parcel. Any new offspring born to the Agricultural Animals on the Lot and/or Parcel during the Off-Pasture Months shall be specifically excluded from the calculation of Animal Units as provided in this Section for the Off-Pasture Months for which the offspring was born;
- b) Auto Reduction Yards;

- c) Auto and Vehicle Storage Yards;
- d) Hazardous Waste Facility;
- e) Chemical Storage Facility;
- f) Junkyards; and
- g) Residential Dwellings.

[END OF CHAPTER 221]