

# Zoning Ordinance Dodge County, Minnesota

## TABLE OF CONTENTS

	<i>Page</i>
<b>Chapter 1 – Purpose Authority and Jurisdiction.....</b>	<b>1-1</b>
<b>Chapter 2 – General Provisions.....</b>	<b>2-1</b>
<b>Chapter 3 – Reserve for Future Use.....</b>	<b>3-1</b>
<b>Chapter 4 - Rules and Definitions.....</b>	<b>4-1</b>
<b>Chapter 5 - General Limitations.....</b>	<b>5-1</b>
5.1    Dwelling Unit Restrictions	5-1
<b>Chapter 6 – Nonconformites .....</b>	<b>6-1</b>
6.1    Purpose	6-1
6.2    Public Nuisances & Detrimental Nonconformities	6-1
6.3    Nonconforming Uses	6-2
6.4    Nonconforming Structures	6-3
6.5    Nonconforming Lots	6-6
6.6    Nonconforming with Feedlot Setback (Recipicoal process and setback siting)	6-7
<b>Chapter 7 – General Zoning District Rules of Application .....</b>	<b>7-1</b>
7.1    Establishment of Zoning Districts	7-1
7.2    Official Zoning Map	7-1
7.3    Primary Zoning District	7-1
7.4    Overlay Districts	7-1
7.5    Interpretaition of Zoning Maps	7-5
7.6    Appeals of District Boundaries	7-6
<b>Chapter 8 - Agricultural District (A).....</b>	<b>8-1</b>
8.1    Purpose	8-1
8.2    Agricultural Covenant (Ag Covenant)	8-1
8.3    Permitted Uses	8-1
8.4    Conditional Uses	8-3
8.5    Interim Uses	8-4
8.6    Performance Standards	8-5

<b>Section 9 - Public Recreational Land and Trails.....</b>	<b>41</b>
901    Public Recreational Land and Trails Rules	41
<b>Chapter 10 - Urban Expansion District (X).....</b>	<b>10-1</b>
10.1    Purpose	10-1
10.2    Permitted Uses	10-1
10.3    Conditional Uses	10-1
10.4    Interim Uses	10-1
10.5    Performance Standards	10-2
10.6    Rezoning to Urban Expansion Residential	10-3
<b>Chapter 11 - Rural Residential District (R).....</b>	<b>11-1</b>
11.1    Purpose	11-1
11.2    Permitted Uses	11-1
11.3    Conditional Uses	11-1
11.4    Interim Uses	11-2
11.5    Performance Standards	11-2
11.6    Rezoning to Rural Residential	11-3
<b>Chapter 12 - Commercial District (C).....</b>	<b>12-1</b>
12.1    Purpose	12-1
12.2    Permitted Uses	12-1
12.3    Conditional Uses	12-1
12.4    Interim Uses	12-2
12.5    Performance Standards	12-2
<b>Chapter 13 - Industrial District (I) .....</b>	<b>13-1</b>
13.1    Purpose	13-1
13.2    Permitted Uses	13-1
13.3    Conditional Uses	13-1
13.4    Interim Uses	13-2
13.5    Storage of Materials	13-2
13.6    Performance Standards	13-2
<b>Chapter 14 - Shoreland Overlay District.....</b>	<b>14-1</b>
14.1    Statutory Authorization	14-1
14.2    General Provisions	14-1
14.3    Permitted Uses	14-1
14.4    Conditional Uses	14-2
14.5    Interim Uses	14-4
14.6    Performance Standards	14-4
14.7    Shoreland Alterations	14-9
14.8    Placement and Design of Roads, Driveways and Parking Areas	14-10
14.9    Stormwater Management	14-11

14.10	Special Provisions for Commercial, Industrial, Public or Semipublic, Agricultural, Forestry and Extractive Uses and Mining of Metallic Minerals and Peat	14-11
14.11	Water Supply and Sewage Treatment	14-14
14.12	Non-Conformities in the Shoreland Overlay District	14-15
14.13	Subdivision and Platting Provisions	14-19
<b>Chapter 15 - Flood Plain Overlay District "FP" .....</b>		<b>15-1</b>
15.1	Statutory Authorization	15-1
15.2	National Flood Insurance Program (NIFP) Compliance	15-1
15.3	Purpose	15-1
15.4	Warning of Disclaimer of Liability	15-1
15.5	General Provisions	15-2
15.6	Compliance	15-3
15.7	Permitted Uses in the Floodplain Overlay District	15-3
15.8	Administration	15-5
15.9	Nonconformities in the Floodplain Overlay District	15-5
15.10	Subdivision Review Criteria	15-11
<b>Section 16 - General Regulations .....</b>		<b>89</b>
1601	Signs	89
1602	Off Street Parking	94
1603	Loading Spaces	97
1604	Access Driveways	98
1605	Drive Up Businesses	99
1606	Motor Fuel Stations	100
1607	Junk Yards or Salvage Yards	102
1608	Exterior Storage Regulations	103
1609	Fences and Screening	104
1610	Home Occupations	105
1611	Nuisance Standards	106
1612	Transmission Towers	107
1613	Essential Services	107
1614	Exceptions and Modifications to Height and Yard Regulations	108
1615	Migrant Camps	109
1616	Private Sewers and Water Systems	109
1617	Erosion, Sediment Controls, and Stormwater Management	110
1618	Extraction of Minerals and Materials, Open Pits and the Impounding of Waters	115
1619	Animal Feedlots	116
1620	Demolition Debris Facility	120
1621	Land Treatment Sites	120
1622	Dodge County Landfill Regulations	121
1623	Recreational Vehicle Campground Regulations	122
1624	Planned Unit Developments (PUD)	124

1625	Manufactured Home Stands	130
1626	Buildable Lots	131
1627	Temporary Second Dwelling Unit Standards	134
1628	Fairgrounds	137
<b>Chapter 17 - Essential Services.....</b>		<b>17-1</b>
17.1	Purpose	17-1
17.2	Scope of Regulations	17-1
17.3	Exemption from Regulations	17-2
17.4	Major Essential Service Facilities Procedure	17-3
17.5	Performance Standards For Major Essential Services	17-7
17.6	Development Standards	17-9
17.7	Indemnification	17-13
17.8	Discontinuance	17-14
17.9	Violations & Enforcement	17-14
17.10	Fees	17-14
17.11	Minor Essential Service Procedure	17-15
17.12	Certificates of Insurance	17-17
<b>Chapter 18 - Administration.....</b>		<b>18-1</b>
18.1	Authority For Administration	18-1
18.2	Zoning Administrator	18-1
18.3	Board of Adjustment (BOA)	18-2
18.4	Planning Commission	18-4
18.5	Other Committees & Advisory Board	18-6
18.6	Environmental Review	18-7
18.7	Public Hearings	18-9
18.8	Appeals	18-14
18.9	Amendments	18-18
18.10	General Provisions For All Land Use Permits and Approvals	18-22
18.11	Variances	18-23
18.12	Zoning Permit	18-30
18.13	Conditional Use Permits	18-33
18.14	Interim Use Permits	18-44
18.15	Animal Feedlot Registration & Permits	18-46
18.16	Shoreland Alteration Permits	18-47
18.17	Sewage Treatment System Permit	18-50
18.18	Driveway / Access Permit	18-51
18.19	Other Permits, Licenses and Approvals	18-51
<b>Chapter 19 - Enforcement.....</b>		<b>19-1</b>
19.1	Purpose	19-1
19.2	Violations	19-1
19.3	Violators	19-1
19.4	Misdemeanor	19-1

19.5	Respective Duties for Implementation	19-2
19.6	Enforcement Process	19-2
19.7	Further Remedies	19-7
19.8	Cost of Enforcement	19-8
<b>Section 20 – Subdivision Regulations.....</b>		<b>164</b>
2001	Subdivision Regulations	164
2002	Purpose and Intent	164
2003	Jurisdiction and Scope	164
2004	Definitions	165
2005	General Subdivision Plat Design Standards	172
2006	Roads, Highways, Streets and Alleys	179
2007	Improvements	182
2008	Application Procedure and Approval Process	182
2009	Subdivision Platting – General Provisions and Procedures	186
2010	Preliminary Plat Requirements	187
2011	Preliminary Plat Procedures	190
2012	Final Plat	193
2013	Administration and Enforcement	195
2014	Variances and Waivers	196
2015	Amendments	197
<b>Chapter 21 – Wind Energy Conversion Systems (WECS) .....</b>		<b>21-1</b>
21.1	Purpose	21-1
21.2	Procedures	21-1
21.3	Aggregated Projects	21-4
21.4	District Regulations	21-4
21.5	Regulations and Performance Standards	21-5
21.6	Tower and Facility Requirements and Standards	21-8
21.7	Interference	21-10
21.8	Avoidance and Mitigation of Damages	21-10
21.9	Discontinuation, Decommissioning & Restoration	21-12
21.10	Pre-Construction Requirements	21-14
21.11	Post-Construction Requirements	21-15
21.12	Violations and Penalties	21-15
21.13	Fees	21-15
<b>Chapter 22 – Reserve for Future Use.....</b>		<b>22-1</b>
<b>Section 23 – Adult Entertainment.....</b>		<b>206</b>
2301	Purpose	206
2302	Findings	206
2303	Definitions	206
2304	Public Indecency Prohibited	207
2305	Exclusion	207

2306	Severability	208
2307	Application	208
2308	Effective Date	208
2309	Adult Use Ordinance (resolution)	208
2310	Adult Uses	210
2311	Location Requirements	211
<b>Chapter 24 – Repeals</b> .....		<b>24-1</b>
<b>Chapter 25 - Effective Date</b> .....		<b>25-1</b>
<b>Chapter 26 - Zoning Amendments Dates</b> .....		<b>26-1</b>
<b>Chapter 27 – Exhibits</b> .....		<b>27-1</b>