

Section 5 General Provisions

501. Dwelling Unit Restrictions

1. No basement or cellar, except when used as a portion of the living space of a family home or as an earth sheltered home shall at any time be used as a residence or dwelling unit, temporarily or permanently. No tent, house trailer, camper trailer, camper bus, or accessory building shall at any time be used as a residence or dwelling unit for longer than a six (6) month period.
2. No dwelling unit shall be less than fourteen (14) feet in width at its narrowest side in any district except as provided for in the "A" District and with the granting of a Conditional Use Permit.
3. All dwelling units shall be affixed to a permanent foundation.
4. All manufactured homes shall be subject to and meet the construction, plumbing, electrical, and mechanical standards as prescribed by the State of Minnesota, U.S. Department of Housing and Urban Development, and the American National Standards Institute identified as ANSI A119.1 or the provision of the National Fire Protection association identified as NFPA 01B and any revisions thereto and shall be certified to these standards by a seal affixed to the manufactured home.
5. Dwellings shall not be permitted in areas classified as wetlands, floodplains, peat and muck, and other areas of poor drainage as determined by the official soils map of Dodge County.
6. Dwellings shall not be permitted on land which has a slope of twelve percent (12%) or greater, unless the application for the zoning permit is accompanied by an engineer's report showing adequate footings can be constructed, drainage plans address the prevention of erosion during and after construction, and grading plans have been prepared for the site.
7. No development on land which has a slope of eighteen percent (18%) or greater.
8. Proposals to construct, alter, or relocate dwellings shall conform to all other applicable regulations of Dodge County.

502. Uses Not Provided For Within Zoning Districts (Prohibited Uses)

Whenever in any zoning district a use is neither specifically permitted nor denied, the use shall be considered prohibited. In such cases, the County Board, Planning Commission, or property owner may request a study by the County to determine if the use is acceptable and if so what zoning would be most appropriate and the determination as to conditions and standards relating to development of the use. The Dodge County Planning Commission, upon receipt of the staff study may initiate an amendment to the Zoning Ordinance to provide for the particular use under consideration or may find that the use is not compatible for development within the district or the county.

503. Notifications to the Department of Natural Resources

1. Copies of all notices of any public hearings to consider variances, amendments, or conditional uses under local shoreland management controls must be sent to the Commissioner or the Commissioner's designated representative and postmarked at least ten (10) days before the hearings. Notices of hearings to consider proposed subdivisions or plats must include copies of the subdivision or plat.
2. A copy of approved amendments and subdivisions or plats, and final decisions granting variances or conditional uses under local shoreland management controls must be sent to the Commissioner or the Commissioner's designated representative and postmarked within ten (10) days of final action.
3. The Zoning Administrator shall submit one (1) copy of all information prepared regarding the Flood Plain Evaluation for any development proposal in the Flood Plain to the Department of Natural Resources Area Hydrologist for review and comment at least 20 days prior to the granting of the zoning permit or subdivision approval. The Zoning Administrator shall notify the Department of Natural Resources Area Hydrologist within 10 days after a permit or subdivision approval is granted.