

## COTTONWOOD COUNTY ZONING ORDINANCE

Ordinance No. 1 Adopted on January 2, 1968

### Revised Ordinance Number and Date of Adoption

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#3	Amended June 5, 1974
#12	July 1, 1981
#20	March 24, 1992
#23	May 2, 1995
#24	December 26, 1995
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#28	Amended May 23, 2006
#28	Amended April 22, 2008
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#38	Amended April 9, 2013
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#28	Amended January 1, 2016

**COTTONWOOD COUNTY**

**ZONING ORDINANCE**

**NO. 28**

**THE COUNTY BOARD OF COTTONWOOD COUNTY ORDAINS:**

An Ordinance requiring setback permits for buildings, structures, and the uses thereof; establishing minimum lot sizes, front, rear, and side yard setbacks; establishing minimum requirements for individual on-site sewage treatment systems; providing minimum parking facilities and other requirements; establishing regulations for the subdivision and platting of land; and imposing penalties.

**SECTION 1: PURPOSES AND INTENT**

This Ordinance is enacted for the following purposes: To promote and protect the health, safety and general welfare of the citizens of Cottonwood County, by regulating appropriate, compatible, and orderly landuse within specific zoning districts; to protect land values and to preserve economically viable agricultural land; to protect and preserve natural resources, recreational areas, and the scenic beauty and attractiveness of the county. To promote safety throughout Cottonwood County by lessening congestion in the public right-of-ways; to promote safety from fire, panic and other dangers; to preserve water and air quality; to preserve the value of properties; to encourage the most appropriate use of land; and, promote orderly development.

**SECTION 2: TITLE**

This Ordinance shall be known and may be cited and referred to as the "Cottonwood County Zoning Ordinance"; when referred to herein, it shall be known as "This Ordinance."

**SECTION 3: JURISDICTION, SCOPE AND INTERPRETATION**

**Subdivision 1. Jurisdiction.**

This Ordinance shall apply to all the area of Cottonwood County outside the incorporated limits of municipalities, except land owned or leased by the Federal or State Government, which are exempt from County Zoning Control by the provision of Minnesota Statute 394.24, Subdivision 3.

**Subdivision 2. Scope.**

From and after the effective date of this Ordinance, the use of all land and every building or portion of a building erected, altered in respect to height and area, added to or relocated, and every use within a building or use accessory thereto, shall be in conformity with the provisions of this Ordinance. Any existing building or structure and any existing use of properties not in conformity with the regulations herein prescribed may be continued, extended or changed, subject to the special regulations herein provided.

**Subdivision 3. Interpretation.**

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Ordinance, the provisions of such statute, other ordinance or regulation shall be controlling.

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