

SECTION 3: ZONING DISTRICT PROVISIONS

Subdivision 1. ZONING DISTRICTS

For purposes of this Ordinance the Hutchinson Joint Planning Area is hereby divided into classes of districts which shall be designated as follows:

1. "A" AGRICULTURAL DISTRICT
2. "R-1" RURAL RESIDENTIAL DISTRICT
3. "C-4" FRINGE COMMERCIAL DISTRICT
4. "I-1" LIGHT INDUSTRIAL DISTRICT
5. "FP" FLOOD PLAIN DISTRICT
6. "SL" SHORELAND DISTRICT
7. "AZ" AIRPORT ZONING DISTRICT

Subdivision 2. ZONING MAP

The location and boundaries of the districts established by this Ordinance are hereby set forth on the zoning maps, and said maps are hereby made a part of this Ordinance; said maps shall be known as the "Hutchinson Joint Planning Area Zoning Maps". Said maps, consisting of sheets and all notations, references and data shown thereon are hereby incorporated by reference into this Ordinance and shall be as much a part of it as if all were fully described herein. It shall be the responsibility of the Zoning Administrator to maintain said maps, and amendments thereto shall be recorded on said Zoning maps within thirty (30) days after official publication of amendments. The official Zoning Maps shall be kept on file in the Zoning Administrator's office in the McLeod County Courthouse.

Subdivision 3. DISTRICT BOUNDARIES

The boundaries between districts are, unless otherwise indicated, the center lines of highways, roads, streets, alleys or railroad right-of-ways or such lines extended or lines parallel or perpendicular thereto, or section, quarter-section, quarter-quarter-section or other fractional section lines of the United States public land surveys, as established by law. Where figures are shown on the Zoning Map between a road and district boundary line, they indicate that the District boundary line runs parallel to the road center line at a distance therefrom equivalent to the number of feet so indicated, unless otherwise indicated.

Appeals from the Board, Joint Planning Board or any administrative officer's determination of the exact location of district boundary lines shall be heard by the County Board of Adjustment in

accordance with the provisions of this Ordinance.

Subdivision 4. PERMITTED USES

No structure, building or tract of land shall be devoted to any use other than a use permitted hereinafter in the Zoning District in which such structure, or tract of land shall be located, with the following exceptions:

1. Conditional uses allowed in accordance with the provisions of this Ordinance.
2. Any structure which will, under this Ordinance, become non-conforming but for which a building permit has been lawfully granted prior to the effective date of this Ordinance and continues to completion within one year after the effective date of this Ordinance, shall be a non-conforming structure.
3. Normal maintenance of a building or other structure containing or related to a lawful non-conforming use is permitted, including necessary non-structural repairs and incidental alterations which do not extend or intensify the non-conforming use.

Subdivision 5. USES NOT PROVIDED FOR IN ZONING DISTRICTS

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

Subdivision 6. FUTURE DETACHMENT

Any land detached from an incorporated municipality and placed under the jurisdiction of this Ordinance in the future shall be placed in the "A" AGRICULTURAL DISTRICT" until placed in another district by action of the Board of County Commissioners after recommendation of the Joint Planning Board.