

1.00 PURPOSE OF ZONING ORDINANCE

1.01 TITLE

These regulations shall be known and may be cited as the “Zoning Ordinance of the City of Chisago City” or the “Zoning Ordinance”.

1.02 PURPOSE OF ZONING ORDINANCE

The purpose of this Title is to protect and promote the public health, safety, morals, peace, prosperity, and the general community welfare; to encourage orderly, compatible and beneficial uses of land in a manner that will be of benefit to the general community as well as to neighborhoods and individuals; to enhance the aesthetic quality of the natural and built environment of the community which, in addition to being a general concern to the citizenry, contribute to the recreational, and visitor oriented sector of the local economy; to secure freedom of choice and initiative to all persons in the use of privately owned land, insofar as that use is not harmful to the public health, safety, or general community welfare; to prevent unnecessary regulation or arbitrary restrictions in the exercise of private initiative and property use; to minimize conflicts between private individuals or groups, or other conflicts which might result from incompatible or inappropriate adjacent land uses; and to establish simple and readily available procedures through which private individuals or group, the City Administrator, Zoning Administrator, the Planning Commission, or the City Council may initiate zoning changes as evolving community needs dictate. Further, the purpose of these regulations is to establish land use regulations and a zoning plan for the City of Chisago City deemed necessary to encourage the most socially desirable use of the land; to maintain and enhance the desirable character of the downtown and neighborhoods; to provide open space for light and air, and to prevent and fight fires; to prevent residential congestion; to promote orderly community development; to lessen traffic congestion; to facilitate adequate provisions for community utilities such as transportation, schools, parks, sewer, water and storm drain facilities; to prevent pollution of air, water, and other natural resources; and to otherwise promote health, safety, and the general community welfare all in accordance with the City of Chisago City Comprehensive Plan.

1.03 CONTENTS OF ZONING ORDINANCE

The zoning ordinance consists of a zoning map designating certain zoning districts, and a set of regulations controlling the uses of land, the density of population, and the locations, the height and the bulk of structures, the land coverage and the open spaces around structures, the function and the appearance of certain uses and structures, the areas and the dimensions of sites; and requirements for off-street parking and off-street loading facilities within such districts.

1.04 PRINCIPLES AND STANDARDS OF THE ZONING ORDINANCE

The Zoning Ordinance of the City of Chisago City has been prepared in accordance with the following planning principles and standards:

- A. The ordinance is based on land use and development policies contained in the City of Chisago City Comprehensive Plan as to the general pattern of future land

uses, population densities, and other planning principles. It is based on the Comprehensive Plan Land Use Map, insofar as zoning districts established herein generally correspond to the land use designations of said map. Amendments to the ordinance are to be in general accordance and consistent with the Comprehensive Plan.

- B. The ordinance recognizes the need of all uses to be protected from other uses, which are unrelated or incompatible.
- C. The ordinance recognizes the importance of order and beauty in the overall character and appearance of Chisago City and to the public welfare and the general economy. These values are sought to be achieved through the review of the siting, function, landscaping, and general appearance of selected uses, structures and buildings. Such provisions are intended to provide the minimum amount of regulation necessary to encourage orderliness, attractive appearance and compatibility of structures and to encourage opportunity for variety and innovation.
- D. Lot area, yards, off-street parking, and other standards in the ordinance are based on accepted contemporary planning practices. Variance from the strict application of standards is available when extreme individual hardship would otherwise occur. Other modification procedures exist where unique site or land use characteristics suggest that the purpose of this ordinance is furthered by such modifications.
- E. Review of individual projects is necessary for implementation of community-wide planning policy. This ordinance provides for specialized procedures for the review and approval of, a) integrated, large-scale projects; b) multi-phased projects; c) mixed use developments; d) Commercial and Industrial uses.
- F. Uses which may adversely affect existing adjoining uses or areas, unless designed or arranged in a particular way or situated only in certain locations, are allowed only as “conditional uses” subject to the authority of appropriate hearing officers or bodies.
- G. The ordinance recognizes the need to minimize adverse impacts of development on natural and built environments through application of planning standards and prescribed environmental review procedures.
- H. The need for the coordination of existing and proposed land uses with the provision of public review is recognized herein.

The ordinance recognizes the need and desire of the comprehensive plan to efficiently use land in the existing city and to rationally and orderly expand the city boundary into surrounding rural and semi-rural areas.

1.05 INTERPRETATION

In their interpretation and application, the provisions of this title shall be held to be the minimum requirements. Where this Title imposes a greater restriction than is imposed or required by other rules, regulations, or ordinances the provisions of this title shall control.

Where provisions of this Title are in conflict, the more restrictive provisions shall apply.

(Adopted: January 2000. Amended: Ord. # ____)