

## 4.0 ZONING DISTRICTS

### 4.1 ZONING DISTRICT INTRODUCTION AND SUMMARY REGULATIONS

For purposes of this ordinance, Chisago City is hereby divided into the following zoning districts. The section numbers for each district are listed in the third column. Each section will provide more detailed information and regulations related to each district.

<b>Agricultural</b>		
Agricultural	A	4.2.1
<b>Residential</b>		
Rural Residential – Existing	RR-1	4.2.2
Rural Residential – Planned	RR-2	4.2.3
Low Density Residential	R-1	4.2.4
Low/Medium Density Residential	R-2	4.2.5
Medium Density Residential	R-3	4.2.6
High Density Residential Mobile Home	R-4	4.2.7
Reserved	-	4.2.8
<b>Commercial</b>		
Neighborhood Commercial	NC	4.3.1
Central Business Commercial	CB	4.3.2
Highway Commercial	HC	4.3.3
<b>Industrial</b>		
Light Industrial	LI	4.4.1
Office Park Industrial	OPI	4.4.2
<b>Planned Development Districts</b>		
Planned Unit Development	PUD	4.5.2
Planned Mixed-Use Development	PMD	4.5.3
Planned Industrial Mixed-Use Development	PID	4.5.4
<b>Public/Semi Public</b>		
Public/Semi Public – Open Space	PSP-OS	4.6.1
Public/Semi Public – Facilities	PSP-F	4.6.2
<b>Overlay Districts</b>		
Conservation	C	4.7.1
Floodplain	FP	4.7.2
Shoreland	SH	4.7.3

#### 4.1.1 Zoning Ordinance Map

The location and boundaries of the districts established by this Ordinance are hereby set forth on the Zoning Map, APPENDIX I. Said map and all notations, references, and data shown thereon are hereby incorporated by reference into this Ordinance and shall be the same as if it was fully described herein. It shall be the duty of the City Clerk to maintain said map, and amendments thereto shall be recorded on said Zoning Map within thirty (30) days after adoption of amendments. The Zoning Map shall be kept or filed in the office of the City Clerk.

#### 4.1.2 Zoning District Boundaries

The boundaries between zoning districts are unless otherwise indicated the center lines of highways or roads or such lines extended or lines parallel or perpendicular thereto; or lines on a registered plat, or section type map of United States Public Land Surveys as established by law. Figures may be shown on the Zoning Map between a road and a district boundary line that runs parallel to the road centerline at the distance indicated.

In all Shoreland Zone Districts, the zone district boundary shall extend one thousand (1,000) feet from the ordinary high water level of each lake and three hundred (300) feet from the ordinary high water level of each stream, river, or protected waterway or the distance of floodplain district

boundaries whichever is greater. Most of the City limits as of the date of adoption fall within one thousand (1,000) feet of the ordinary high water level of a lake.

#### **4.1.3 Newly Annexed Land Zoning Procedures**

Newly annexed land will be zoned upon annexation. In the event specific zoning is not established at time of annexation, land will be zoned in accordance with the adopted Comprehensive Plan, or at the discretion of the City Council. The Comprehensive Plan map and phasing plan adopted in the 2006 Comprehensive Plan shall be referenced for all zoning decisions made with respect to annexations and rezoning requests.

(Adopted: January 2000. Amended: October 2000, January 2005, October 2006)