

**CITY OF FINLAYSON ZONING ORDINANCE
CITY ORDINANCE # 146
SUMMARY OF ORDINANCE FOR PUBLICATION**

Notice is hereby given that the City of Finlayson has adopted and passed the above referenced Ordinance. By 4/5's vote of the City Council the City has elected to publish this summary of the ordinance. The full text of the ordinance can be found at the Finlayson City Hall. Copies of the Ordinance may be purchased through the City Clerk.

The Ordinance is broken up into four chapters: Chapter 1 is entitled: *Zoning Ordinance*; Chapter 2 is entitled: *Zoning Regulations, Zoning Maps, Districts and Uses*; Chapter 3 is entitled: *Density and Lot Requirements*; and Chapter 4 is entitled: *Performance Standards*.

Generally speaking, Chapter 1 sets forth those provisions that deal with the administration and enforcement of the Ordinance. The Chapter discusses the duty and authority of the city's Zoning Administrator, the Planning Commission, and the Board of Appeals. The Chapter also sets forth the process of applying for and evaluating Conditional Use Permits, Variances, and Changes and Amendments to the Ordinance. Also addressed are Certificates of Compliance, and Nonconforming Uses, Structures and Lots. Chapter 1 provides for the payment of the various fees that are required to apply for and/or receive permits that are required by the ordinance. Finally the Chapter sets forth methods for enforcement of the Ordinance and the penalties that may be incurred for violations of the ordinance.

Chapter 2 of the Ordinance identifies the zoning use districts within the City of Finlayson. The City will organized into use districts consisting of the following: an "A-1" Agricultural District; "R-R" Rural Residential District (requiring a 2.5-acre minimum area); an "R-C" Residential Commercial District (requiring a 2.5-acre minimum area); an Open Space Design (Rural Cluster) District; R-1 Residential District; R-2 Residential District; "MH" Manufactured Housing District; "C-B" Commercial Business District; and "IND" Industrial District. Locations of each of these Districts are set forth on the Zoning Map that is incorporated in to the Ordinance. Chapter 2 also provides for a "PUD" Planned Unit Development Overlay District. A PUD provides for development of property in a manner that is different that the requirements that would otherwise apply within a District.

Chapter 3 of the Ordinance deals with Density and Lot Requirements. The area of lots required within the various Districts set forth in Chapter 2 is set forth in Chapter 3. Also included is set-back requirements. Set-backs from front, side, and rear boundary lines are set forth for each of the Districts.

Chapter 4 of the Ordinance deals with Performance Standards. Included within this Chapter are the following topics:

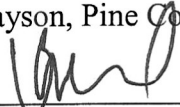
4.01 Performance Standards

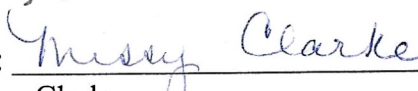
- 4.01(1) Development Standards
- 4.01(2) Accessory Structures
- 4.01(3) Environmental Regulations
- 4.01(4) Exterior Storage along Major Highways and County Roads
- 4.01(5) Fences
- 4.01(6) Land Alteration and Grading
- 4.01(7) Lighting
- 4.01(8) Parking
- 4.01(9) Screening
- 4.01(10) Driveways, Damage to Public Roads and Erosion Control
- 4.01(11) Signs, (Reserved for future use)
- 4.02 Standards for Uses
- 4.02(1) Accessory Apartments
- 4.02(2) Agricultural Business- Seasonal
- 4.02(3) Car Wash
- 4.02(4) Essential Services – Government Uses, Buildings and Storage
- 4.02(5) Essential Services – Utility Substation
- 4.02(6) Home Occupations
- 4.02(7) Kennels – Commercial
- 4.02(8) Livestock and Livestock Operations
- 4.02(9) Motor Vehicle Repair
- 4.02(10) Motor Vehicle Service Station
- 4.02(11) Public Recreation Facility
- 4.02(12) Schools
- 4.02(13) Multiple Use Commercial Centers (MUCC)
- 4.02(14) Wireless Communication Antennas and Towers
- 4.02(15) Wind Energy Conversion Systems

A color-coded zoning map is also incorporated into the Ordinance. The map identifies the use districts within the City. Boundaries of the use districts primarily follow quarter-section lines, section lines, riparian borders, and roads.

The Ordinance shall become effective upon its adoption and publication of this Summary. This Summary is approved by the Finlayson City Council.

Adopted by the City of Finlayson, Pine County this 21 day of May, 2007.

By: 
Mayor, Xavier Villareal

Attested By: 
Clerk