

**LYNDEN TOWNSHIP  
LAND USE AND ZONING ORDINANCE  
NUMBER 7**

Adopted November 14, 2011

Including amendments by the following Ordinance:  
Ord #2013-1 – August 5, 2013

**LYNDEN TOWNSHIP  
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**THE LYNDEN TOWNSHIP BOARD OF SUPERVISORS ORDAINS:**

**SECTION 1      PURPOSE, AUTHORITY AND JURISDICTION**

**1.1    Title**

This Ordinance shall be known, cited, and referred to as the “Lynden Township Land Use and Zoning Ordinance”. When referred to herein, it shall be known as “this Ordinance”.

**1.2    Statement of Purpose**

This Ordinance is adopted for the purpose of:

- A. Protecting and promoting public health, safety, welfare and morals.
- B. Promoting and providing for orderly development of agricultural, residential, commercial, industrial, recreational and public areas and land uses.
- C. Preserving agricultural land and animal agriculture.
- D. Conserving natural and scenic areas of the Township.
- E. Conserving natural resources and open space.
- F. Providing official controls to implement the goals and policies included in the Lynden Township Comprehensive Plan and/or the Stearns County Comprehensive Plan.

**1.3    Statutory Authorization**

This Ordinance is adopted pursuant to the authorization and policies contained in *Minnesota Statutes, chapter 366; or successor statutes and Minnesota Statutes, chapter 462; or successor statutes*. In the event the provisions of Chapter 462 and Chapter 366 are in conflict or are inconsistent as applied to the terms of this Ordinance, the provisions of Chapter 462 shall prevail.

**1.4    Jurisdiction**

This Ordinance shall apply to all areas in Lynden Township, Minnesota:

- A. Except areas within the incorporated limits of any city, however organized, except as provided by law; and
- B. Except as otherwise provided by law.

**SECTION 2      GENERAL PROVISIONS**

**2.1    Abrogation and Greater Restrictions**

It is not intended by this Ordinance to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail.

## **2.2 Severability**

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

## **2.3 Interpretation**

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Township and shall not be deemed a limitation or repeal of any other powers granted by State Statute.

## **2.4 Compliance**

No structure shall be erected, converted, enlarged, reconstructed or altered, and no structure or land shall be used, for any purpose or in any manner, which is not in conformity with this Ordinance.

# **SECTION 3 DEFINITIONS**

## **3.1 Adoption by Reference**

That *Section 3 of Stearns County Ordinance Number 439, or successor ordinance*, is hereby adopted by reference except that “Board or Township Board” shall mean the Township Board of Supervisors, “Planning Commission” shall mean the Township Planning Commission and “Board of Adjustment” shall mean the Township Board.

# **SECTION 4 ADMINISTRATION**

## **4.1 Purpose**

The following sections outline the major zoning procedures for implementation of the Zoning Ordinance.

## **4.2 Zoning Administrator and or Building Official**

The office of the Zoning Administrator and or Building Official is hereby established, for which the Township Board may appoint such staff as it may deem proper. The term of office of the Zoning Administrator and or Building Official shall be indefinite and shall terminate at the discretion of the Township Board.

### **4.2.1 Duties** The Zoning Administrator and or Building Official shall:

- A. Enforce and administer the provisions of this Ordinance.
- B. Issue permits and maintain records thereof.
- C. Receive, and forward to the Township Planning Commission, applications for conditional use permits, subdivision plats, and petitions for ordinance amendments, including rezoning.
- D. Receive and forward applications and petitions for matters to come before the Board of Adjustment.

- E. Maintain the township zoning map.
- F. Conduct inspections to determine compliance with the provisions of this Ordinance.
- G. Serve as an ex-officio member of the planning commission.
- H. Perform other matters and responsibilities as the Township Board may assign from time to time.
- I. Collect all fees required by this Ordinance; and
- J. File for record with the Stearns County Recorder or Registrar of Titles all documents required to be filed by law.

### **4.3 Site Permit Required**

**4.3.1 Scope** From and after the effective date of this Ordinance, it shall be unlawful to proceed with the construction, placement or enlargement of any building or structure without first obtaining a site permit.

**4.3.2 Application** Requests for a site permit shall be filed with the Zoning Administrator and or Building Official on an official application form. Each application for a permit shall be accompanied by a site and floor plan drawn to scale showing the dimensions of the lot to be built upon, the size and location of all principal and accessory buildings and parking areas and such additional information deemed necessary for the proper review and enforcement of this Ordinance and any other applicable building codes. In Limited Industrial and Commercial zoning districts site plans shall be reviewed by the Planning Commission and Board at their regular joint meeting prior to the issuance of any site permits.

**4.3.3 Issuance of Permit** The Zoning Administrator and or Building Official shall issue the site permit only when the plans comply with this Ordinance and other applicable laws, regulations and ordinances. The Zoning Administrator and or Building Official may deny a permit for the construction of any building upon grounds which, according to the information furnished, is too low for proper drainage, or otherwise deemed unsuitable for building through provisions of this Ordinance.

**4.3.4 Normal Maintenance** No land use permit shall be required for normal maintenance.

**4.3.5 Completion of Work** The work for which a land use permit is issued shall commence within one (1) year after the date thereof unless an application for an extension has been submitted and approved. The work shall be completed within one year unless an application for an extension has been submitted and approved by the Zoning Administrator and or Building Official.

#### 4.4 Fees

**4.4.1 Base Fee** To defray administrative costs of processing requests for site permits, conditional uses, interim uses, amendments, variances or appeals, a base fee per application shall be paid by all applicants in accordance with a fee schedule adopted by of the Township Board.

**4.4.2 Other Fees** In order to defray any additional cost of processing applications (site permit, amendment, conditional use, interim use, variance, appeal) for developments, all applicants shall pay the total cost and/or consulting time spent exclusively in producing materials for the applicant's request, and all materials for said request. Fees that are established pursuant to *Section 4.4.2 of this Ordinance* shall be adopted by the Township Board.

- A. "Materials" shall include but are not limited to maps, graphs, charts, drawings, developer's agreement, etc., and all printing or reproduction of same.
- B. "Staff and/or consulting time" shall include any time spent in either researching for or actual production of materials, either by Township staff, Township legal, engineering, or planning consultants or the Township Attorney.
- C. The hourly rate for "staff and/or consulting time" shall be established and made available to the applicant by the Zoning Administrator prior to the production of any materials and the applicant shall be given a reasonable estimate of project time and/or material costs.

#### 4.5 Planning Commission

**4.5.1 Establishment of Planning Commission** The Lynden Township Planning Commission, as currently established, is hereby re-established by the Township Board's adoption of this Ordinance.

**4.5.2 Conflict of Interest** Any planning commission member who has a conflict of interest on any issue before the commission shall not be allowed to participate as a commission member on that issue. Any question of whether the particular issue involves a conflict of interest sufficient to disqualify a commission member from acting thereon, shall be decided by majority vote of all commission members present except the member who is being challenged.

#### 4.6 Board of Adjustment and Appeals

**4.6.1 Establishment of the Board of Adjustment and Appeals** The Township Board shall act as the Board of Adjustment and Appeals "Board of Adjustment".

##### 4.6.2 Powers and Duties

- A. To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision or determination made by an

administrative officer in the enforcement of this Ordinance. Actions of the Planning Commission and the Township Board shall not be appealable to the Board of Adjustment. An appeal from any order, requirement, decision or determination of any administrative official relating to this Ordinance shall be taken within fourteen (14) days after receipt of notice of the order, requirement, decision or determination by filing a notice of appeal. The notice of appeal shall be in writing and shall specify the grounds thereof. The filing fee established by the Township Board shall be paid to the Zoning Administrator at the time of filing the notice of appeal.

- B. To hear requests for variances from the literal provisions of this Ordinance in instances where their strict enforcement would cause practical difficulty because of circumstances unique to the individual property under consideration.

**4.6.3 Application** Application for variance shall be made to the Board of Adjustment on forms provided by the Zoning Administrator by filing such application and paying the filing fee to the Zoning Administrator. The Zoning Administrator shall fix a reasonable time for the hearing on the application and give notice thereof as required by law.

**4.6.4 Other Powers** The Board of Adjustment shall have such other powers and duties as are assigned to it by law.

**4.6.5 Findings of Fact** Separate written findings of fact shall be made by the Board of Adjustment for each variance granted or denied and for each appellate decision made.

## 4.7 Variances

**4.7.1 Criteria for Granting Variances** The following criteria shall be used when considering a variance application:

- A. The variance shall not allow a use that is prohibited in the zoning district in which the subject property is located.
- B. The variance must be in harmony with the general purpose and intent of this Ordinance.
- C. The terms of the variance must be consistent with the comprehensive plan.
- D. The landowner must show that the variance is necessary to alleviate practical difficulties resulting from strict application of the ordinance. "Practical difficulty" as used in connection with the granting of a variance means:
  - 1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
  - 2. The plight of the landowner is due to circumstances unique to the property, not created by the landowner or a previous landowner;

3. The variance, if granted, will not alter the essential character of the locality.

If the variance request meets all of the criteria cited above, the variance may be granted. Economic considerations alone shall not constitute a practical difficulty if a reasonable use for the property exists under the terms of this Ordinance. Access to direct sunlight in the case of solar energy systems shall constitute grounds for granting a variance.

#### **4.7.2 Procedure**

- A. The person applying for a variance shall complete and submit to the Zoning Administrator a variance application which shall include a statement of the practical difficulties claimed, along with the filing fee.
- B. The Zoning Administrator shall refer the application along with all related information to the Planning Commission which shall act in an advisory role to the Board of Adjustment.
- C. The Board of Adjustment shall hold a public hearing on the request for variance. Notice of the time, place and purpose of the public hearing shall be according to *Minnesota Statutes, section 462.354 Subd. 2; or successor statute.*
- D. The applicant(s) or their representative shall appear before the Board of Adjustment at the public hearing in order to present evidence concerning the proposed variance.
- E. The Planning Commission may recommend the imposing of conditions on the granting of variances to insure compliance and to protect adjacent properties and the public interest. The Board of Adjustment may place additional conditions upon the issuance of a variance.
- F. The Planning Commission shall make a finding of facts and recommend to the Board of Adjustment such actions or conditions relating to the request. Such findings shall be entered in and made a part of the written record of the Board of Adjustment.
- G. Upon receiving the report and recommendation of the Planning Commission, the Board of Adjustment shall place the request on the agenda for the next regular meeting.
- H. Upon receiving the report and recommendation of the Planning Commission, the Board of Adjustment shall either:
  1. Approve or deny the request as recommended by the Planning Commission; and
  2. Concur or not concur with the Planning Commission with regard to modifications, alterations or conditions that differ from those recommended by the Planning Commission. Such modifications, alterations or conditions that differ from the Planning Commission shall be in writing and made part of the Board of Adjustment's records; or
  3. Refer the recommendation back to the Planning Commission for further consideration. This procedure shall be followed only one time

for each variance request. If the request is referred back to the Planning Commission, the applicant shall be notified of the extension of time line for action on the request.

- I. Approval of any variance or appeal shall require passage by a two-thirds (2/3) vote of the full Board of Adjustment. The Zoning Administrator or Township Clerk shall give the applicant written notice of the Board of Adjustment's action. The written notice shall include the findings of fact.
- J. Decisions of the Planning Commission shall be advisory to the Board of Adjustment. The decisions of the Board of Adjustment shall be subject to judicial review.
- K. No resubmission of a variance application shall be allowed for six (6) months without new evidence related to the variance.
- L. Granted variances become void if the applicant does not proceed substantially on the work within one (1) year. To proceed substantially means to make visible improvement to the property. One or more extensions of not more than one (1) year each may be granted by the Board of Adjustment for good cause.
- M. An application for variance will not be accepted from anyone who is not an owner of land for which the application is made.
- N. A certified copy of all variances that are granted by the Board of Adjustment shall be filed at the office of the Stearns County Recorder.

## **4.8 Conditional Use Permits**

**4.8.1 Criteria for Granting Conditional Use Permits** In granting a conditional use permit, the Planning Commission and Township Board shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands and the effect on water bodies. Among other things, the Planning Commission and Township Board shall make the following findings where applicable:

- A. The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
- B. The use will be sufficiently compatible or separated by distance or screening from adjacent agriculturally or residentially zoned or used land so that existing property will not be depreciated in value and there will be no deterrence to development of vacant land.
- C. The structure and site shall have an appearance that will not have an adverse effect upon adjacent properties.
- D. The use in the opinion of the Planning Commission and Township Board is reasonably related to the existing land use.
- E. The use is consistent with the purpose of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
- F. The use is not in conflict with the Land Use Plan of the Township and County.

G. The use will not cause traffic hazards or congestion.

**4.8.2 Conditions of Approval** In permitting a new conditional use or the amendment of an existing conditional use, the Township Board may impose, in addition to these standards and requirements specified by this Ordinance, additional conditions which the Planning Commission recommends and Township Board considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:

- A. Increasing the required lot size or yard dimension;
- B. Limiting the height, size or location of buildings;
- C. Controlling the location and number of vehicle access points;
- D. Increasing the street width;
- E. Increasing the number of required off-street parking spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring berming, fencing, screening, landscaping or other facilities to protect adjacent or nearby property;
- H. Designation of open space; and
- I. Annual review if deemed appropriate by the Township Board.

Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the conditional use permit issued, shall require an amended conditional use permit and all procedures shall apply as if a new conditional use permit was being considered. The Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the Planning Commission and Township Board, time limits, review dates, and such other information as may be appropriate.

**4.8.3 Procedure**

- A. An application for a conditional use permit will not be accepted from anyone who is not an owner of land for which the application is made.
- B. The person applying for a conditional use permit shall complete and submit to the Zoning Administrator a conditional use permit application form and filing fee.
- C. The Zoning Administrator shall refer the application to the Planning Commission for review.
- D. The Township Board shall hold a public hearing on the proposal. Notice of the public hearing shall be as provided by *Minnesota Statute, section 462.3595; or successor statute*. The Planning Commission shall forward its recommendation to either deny or approve the Conditional Use Permit to the Township Board. The Township Board will take final action on the request.
- E. The applicant(s) or their representative shall appear before the Planning Commission in order to present evidence concerning the proposed conditional use.

- F. If the Planning Commission recommends granting the conditional use permit, it may recommend conditions it considers necessary to protect the public health, safety and welfare.
- G. A conditional use permit application to amend an existing conditional use permit shall be administered in the same manner as that required for a new conditional use permit.
- H. No application for a conditional use permit shall be resubmitted for a period of six (6) months from the date of any order of denial.
- I. Granted conditional use permits shall become void if applicant does not proceed substantially on the work within one (1) year. To proceed substantially means to make visible improvements to the property. One or more extensions for not more than one (1) year each may be granted by the Township Board for good cause.
- J. A violation of any condition set forth in a conditional use permit shall be a violation of both the permit and this Ordinance. Failure to correct a violation within thirty (30) days of written notice from the Zoning Administrator shall be grounds to revoke a conditional use permit through the following procedure:
  - 1. The Zoning Administrator shall give written notice to the permit holder, advising that the conditional use permit may be revoked upon the conclusion of a public hearing. The written notice shall also contain the nature of the violation and the facts that support the conclusions that a violation exists.
  - 2. The Township Board shall hold a public hearing in the same manner as that required for a new conditional use permit.
  - 3. Within 30 days of the closing of the public hearing the Township Board shall revoke the conditional use permit, make a finding that a violation does not exist, or modify the conditions of the conditional use permit so that a violation no longer exists.
  - 4. The Zoning Administrator shall give written notice of the Township Board's decision to the permit holder.
- K. All Conditional Use Permits that are granted by the Township Board shall be recorded at the office of the Stearns County Recorder.

## **4.9 Interim Use Permits**

### **4.9.1 Criteria for Granting Interim Use Permits**

In granting an interim use permit, the Planning Commission and Township Board shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands and the effect on water bodies. Among other things, the Planning Commission and Township Board shall make the following findings where applicable:

- A. The proposed use meets the applicable standards set forth for conditional use permits;
- B. The proposed use will terminate upon a date or event that can be identified with certainty;

- C. The proposed use will not impose additional costs on the public if it is necessary for the public to take the property in the future;
- D. The proposed use will be subject to, by agreement with the owner, any conditions that the Township Board deems appropriate for permission of the proposed use, including a condition that the owner will provide an appropriate financial surety to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit; and
- E. The interim use will be subject to review by the Township Board upon change of ownership.

**4.9.2 Termination** An interim use permit shall terminate upon the occurrence of any of the following events, whichever comes first:

- A. The date or event stated in the permit; or
- B. A violation of the conditions under which the permit was issued; or
- C. The use has been discontinued for a minimum of one (1) year.

If it is believed that an interim use has terminated, the Township Board shall take action to revoke the permit, including notification to the property owner of the Township's intent to revoke the permit.

**4.9.3 Conditions of Approval** In permitting a new interim use or the amendment of an existing use, the Township Board may impose, in addition to these standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission recommends or Township Board considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:

- A. Increasing the required lot size or yard dimension;
- B. Limiting the height, size or location of buildings;
- C. Controlling the location and number of vehicle access points;
- D. Increasing the street width;
- E. Increasing the number of required off-street parking spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring berming, fencing, screening, landscaping or other facilities to protect adjacent or nearby property; and
- H. Designation of open space; and
- I. Annual review if deemed appropriate by the Township Board.

Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the interim use permit issued, shall require an amended interim use permit and all procedures shall apply as if a new interim use permit was being issued. The Zoning Administrator shall maintain a record of all interim use permits issued including information on the use, location, and conditions imposed by the Township Board, time limits, review dates, and such other information as may be appropriate.

#### **4.9.4 Procedure**

- A. Applications for interim use permits will not be accepted from anyone who is not an owner of land for which the application is made.
- B. The person applying for an interim use permit shall complete and submit to the Zoning Administrator an interim use application form and filing fee.
- C. The Zoning Administrator shall refer the application to the Planning Commission for review.
- D. The Township Board shall hold a public hearing on the proposal. Notice of the public hearing shall be as provided by *Minnesota Statute, section 462.3595; or successor statute*. The Planning Commission shall forward its recommendation to either deny or approve the Interim Use Permit to the Township Board. The Township Board shall take final action on the request.
- E. The applicant(s) or their representative shall appear before the Planning Commission in order to present evidence concerning the proposed interim use.
- F. If the Planning Commission recommends granting the interim use permit, it may recommend conditions it considers necessary to protect public health, safety and welfare.
- G. An amended interim use permit application shall be administered in the same manner as required for a new interim use permit. The fee shall be set by separate action of the Township Board. Amended interim use permits shall include requests for changes in conditions and as otherwise described in this Ordinance.
- H. No application for an interim use permit shall be resubmitted for a period of six (6) months from the date of said order of denial.
- I. Granted interim use permits shall become void if applicant does not proceed substantially on the work within one (1) year. To proceed substantially means to make visible improvement to the property. One or more extensions for not more than one (1) year each may be granted by the Township Board for good cause.
- J. If the land use does not conform to the conditions of the permit, the interim use permit may be revoked in the same manner as provided for in *Section 4.8.3 j of this Ordinance*.

### **4.10 Zoning Ordinance Amendments**

#### **4.10.1 Public Hearings**

- A. Public hearings regarding any amendment to the zoning map shall be held by the Stearns County Planning Commission. Upon completion of the public hearing, the Stearns County Planning Commission shall forward the application for final action together with their findings and recommendation of either approval or non-approval to the Stearns County Board of Commissioners.

- B. Public hearings regarding any amendment to the text of this Ordinance shall be held by the Township Board. Amendments shall be consistent with *Stearns County Ordinance Number 439, or successor ordinance*, and the Stearns County Comprehensive Plan.

#### **4.10.2 Application for Change of Text**

An application to change the wording of this Ordinance shall be consistent with, as restrictive or more restrictive than the language contained in *Stearns County Ordinance Number 439, or successor ordinance*, and shall include:

- A. Reason for the requested change;
- B. Statement regarding compatibility with the County Comprehensive Plan; and County Zoning Ordinance;
- C. Text portion of the existing language to be amended; and
- D. Proposed amended text.
- E. Notice to the Stearns County Environmental Services Department of all proposed text amendments.

#### **4.10.3 Application for Change in District Boundary (Rezoning)**

Changes to District Boundaries may only be enacted by the Stearns County Board of Commissioners and only upon review and recommendation by the Township Board. Any changes to the District Boundaries enacted by the Stearns County Board of Commissioners shall be considered to be enacted by reference as an official change to the Township Zoning Map.

#### **4.10.4 Notice of Hearing**

Notice of hearing for all amendments to the text of this Ordinance shall be given in accordance with *Minnesota Statutes, chapter 462, or successor statutes*.

#### **4.11 Subsurface Sewage Treatment System Permit**

In areas without public sewer facilities, no construction site permit, conditional use permit, interim use permit or provisional use permit for any use requiring on site sewage treatment shall be issued until a subsurface sewage treatment system permit has first been issued. Subsurface Sewage Treatment Permits are issued through the Stearns County Environmental Services Department. *Lynden Township Subdivision Ordinance 3.2, or successor Ordinance* requires any proposed residential plat that includes eight (8) or more lots shall be served by a central sewer, meeting all County and State requirements to be reviewed by the proper regulating agency and to be installed at the developer's own cost. Centralized sewage treatment systems shall be owned, operated and maintained according to *Section 7.5.10 E (2) and 7.6.10 E (2) of Stearns County Ordinance #439*.

#### **4.12 County Driveway Access Permit**

Accesses onto County roads shall require an access permit from the County Public Works Department. This permit shall be issued prior to the issuance of any construction site permit, conditional use permit, interim use permit or provisional use

permit when the proposed use involves the installation of a new or additional access onto a County Road. The Public Works Director shall determine the appropriate location, size and design of such accesses and may limit the number of accesses in the interest of public safety and efficient traffic flow.

**4.13 Township Driveway Access**

Accesses on any township road shall require a permit from the Township Building Official. In Lynden Township developments with less than six building sites will be required to provide common shared accesses at least through the Township's right of way. On average, one access will serve a minimum of two homes/parcels. Developments with six or more building sites will be required to provide a common shared access to the entire subdivision.

**4.14 Feedlot Permit**

No person shall operate a new animal feedlot, or modify or expand an existing animal feedlot without first securing either a Feedlot Construction Site Permit or Conditional Use Permit for such Animal Feedlot from the Stearns County Environmental Services Department. A manure storage facility shall be considered a part of any animal feedlot.

**4.15 Sign, Off-Premise (Billboard) Permits**

A permit shall be required whenever an off-premise sign (billboard) is erected, altered or relocated. Specific requirements, application procedures and exceptions are set forth in *Section 7.24.5 of this Ordinance*.

**4.16 Essential Service, Transmission Service, and Utility Substation Permits**

Specific requirements, application procedures and exceptions are set forth in *Section 7.11 of Stearns County Ordinance 439, or successor Ordinance*.

**4.17 Compliance**

**4.17.1 Construction**

No structure shall be erected, moved or altered unless in conformity with the standards set forth in this Ordinance.

**4.17.2 Use**

No structure or land shall be used or occupied for any purpose or in any manner that is not in conformity with the standards set forth in this Ordinance or the standards in *Stearns County Ordinance 439, or successor Ordinance*.

**4.17.3 Compliance with Approved Plans**

Construction and use shall be in accordance with the application, plans, permit, and any applicable variance. Permits, conditional use permits, interim use permits, provisional use permits and certificates of compliance issued on the basis of approved plans and applications authorize only the use and construction set forth in such approved plans and applications and no other use or construction. Any use or construction not in conformance with that

authorized shall be deemed a violation of this Ordinance and *Stearns County Ordinance 439, or successor Ordinance.*

#### **4.18 Registration of Provisional Uses**

Registration shall be required for any use listed as a provisional use in the primary zoning districts. A copy of the registration shall be forwarded to the Stearns County Environmental Services Department within thirty (30) days of the registration.

#### **4.19 Abatement Orders**

##### **4.19.1 Abatement Orders**

An abatement order may be issued by the Township Board when the Township Board refuses to issue a permit or when the Board refuses to issue a conditional or interim use permit or when the Board of Adjustment refuses to grant a variance for a project that was started or completed prior to consideration of the application. An abatement order may also be issued by the Township Board to correct or abate any violation of the provisions of this Ordinance. The abatement order shall be delivered personally or by certified mail to the owner of record of the property on which the violation exists and shall specify the following:

- A.** A date by which the landowner shall complete abatement and obtain a letter of satisfaction from the Township Board or Building Official with a copy sent to the Stearns County Environmental Services Department.
- B.** The action on the part of the property owner required to eliminate or resolve the violation.
- C.** Advise the landowner that the failure to comply with the abatement order is a violation of this Ordinance.
- D.** Advise the property owner of their right to appeal the abatement order to the Board of Adjustment within ten (10) business days of receipt of the abatement order.

#### **4.20 Intergovernmental Communication**

To facilitate the joint Township/County permitting process, the following, when issued or granted by the Township, shall be submitted to Stearns County Environmental Services:

- A.** A copy of all construction site permits.
- B.** A copy of all interim use permits.
- C.** A copy of all conditional use permits.
- D.** A copy of all variances.
- E.** A copy of all off-premise sign permits.
- F.** A copy of all amendments to the text of this Ordinance.
- G.** A copy of all public hearing notices regarding variances, conditional use permits and interim uses a minimum of seven (7) days prior to the public hearing.

**SECTION 5 NONCONFORMITIES**

That *Section 5 of Stearns County Ordinance Number 439, or successor Ordinance*, is hereby adopted by reference.

**SECTION 6 PERFORMANCE STANDARDS**

That *Section 6 of Stearns County Ordinance Number 439, or successor Ordinance*, is hereby adopted by reference, except for the following:

**6.7 Animal Feedlot Standards**

**That Section 6.7.6 shall be amended to read as follows:**

**6.7.6 Animal Unity Density Requirements**

- A. The following Animal density regulations shall apply in the Agricultural zoning districts in which a parcel is less than ten (10) acres and R-10 zoning districts for RA animal feedlots and all modifications or expansions to RB animal feedlots, except as provided for in *Sections 6.7.2B or 5.1.4E(3)*.
  - 1) On parcels of at least two (2) acres but less than five (5) acres, less than 0.5 animal units are permitted.
  - 2) On parcels of at least five (5) acres, two (2) animal units may be permitted for the first five (5) acres and one (1) additional animal unit may be permitted for each additional two (2) acres to a maximum of six (6) animal units when the parcel is located in an R-10 zoning district.

Zoning District	Acres / Animal Unit Density (AUD)					
<b>Ag</b>						
<b>Acres</b>	<b>2-4.99</b>	<b>5 – 6.99</b>	<b>7 – 8.99</b>	<b>9 – 9.99</b>		
AUD	<0.5	2	3	4		
<b>R-10</b>						
<b>Acres</b>	<b>2-4.99</b>	<b>5 – 6.99</b>	<b>7 – 8.99</b>	<b>9 – 10.99</b>	<b>11 – 12.99</b>	<b>13 or &gt;</b>
AUD	<0.5	2	3	4	5	6

- B. The following shall apply in the R-5, R-1 and Ecclesiastical/Educational zoning districts in which a parcel is at least one (1) acre:
  - 1) In the R-5 zoning district, parcels with at least one (1) acre shall be allowed up to 15 head of chickens. An additional one (1) head of chicken will be allowed with each additional quarter (0.25) acre, up to and including 5 acres, for a maximum of 31 head of chickens.
  - 2) Landowners with more than one parcel within the R-5, R-1 or EE districts shall only be allowed chickens on one parcel.
  - 3) The setback requirements of *Section 9 of this Ordinance* must be met.
  - 4) Chickens must be provided with a shelter and an open lot area.
  - 5) No free range or pasture allowed.
  - 6) Roosters are prohibited.

### **6.31 Kennels, Commercial**

**That Section 6.31.1 B shall add numbers 26-29 to read as follows:**

26. Dogs must be confined or under the supervision of the kennel operator or staff at all times.
27. All dogs must be kept in an indoor primary enclosure at night from 10:00 PM to 6:00 AM.
28. Outdoor exercise areas of commercial kennels must be fenced. Fencing shall consist of durable materials, with a minimum height of no less than four (4) feet for dogs less than twelve (12) inches in height and five (5) feet in height for all dogs over twelve (12) inches, and must deter a dog from escaping over, under, or through the fence.
29. Health Standards:
  - a) Facilities are subject to an initial inspection and may be inspected annually during regular business hours or with just cause at any time by a member of the Township Board, or designee. An annual inspection fee shall be paid by the owner/operator as per the fee schedule.
  - b) All dogs on-site must have current vaccinations. The vaccination records are to be kept on site or at an identified veterinarian office and available upon request.
  - c) Trash containers in housing facilities and in food storage and food preparation areas must be leak proof and must have tightly fitted lids on them at all times.

**That Section 6.31.1 G shall be added to read as follows:**

**G. Definitions:**

1. Inspection Hours - A reasonable number of hours (excluding legal Federal Holidays) between 7:00 AM and 7:00 PM, Monday through Friday, except in cases of emergency, each week of the year.
2. Kennel Facility – Any land, premises, shed, barn, building, or other structure or area housing intended to house dogs, meeting all other performance standards.
3. Primary Enclosure – Any structure or device used to restrict a dog to a limited amount of space, such as a room, pen, run, cage or kennel.
4. Veterinarian – A doctor of veterinary medicine in good standing and licensed by the State of Minnesota.

## SECTION 7 GENERAL DEVELOPMENT STANDARDS

That *Section 7 of Stearns County Ordinance Number 439; or successor Ordinance*, is hereby adopted by reference, except for the following:

**That Section 7.22 shall be amended to read as follows:**

### **7.22 Residential Dwelling Unit**

In all districts where single or multi-family dwellings are permitted, the following standards shall apply, except for temporary dwellings permitted under *Section 7.28 of this Ordinance*:

- 7.22.1** Any manufactured home to be used as a residential dwelling unit shall bear a Seal of Compliance issued by the State of Minnesota.
- 7.22.2** No accessory building or recreational vehicle shall be used at any time as a dwelling unit, unless otherwise provided in this Ordinance.
- 7.22.3** No manufactured home shall be moved into the unincorporated areas of Stearns County that does not meet the *Manufactured Home Building Code as defined in Minnesota Statutes, section 327.31, subdivision 3; or successor statutes*.
- 7.22.4** The minimum size of all single family dwellings shall be twenty (20) feet in width and twenty (20) feet in length except for a Temporary Single Family Residential Dwelling Unit as provided for in *Section 6.55 of this Ordinance*.

### **7.24 Sign Regulations**

**That Section 7.24.1 General Standards shall add Letters J and K as follows:**

- J. Any sign with changing text, may scroll into place but must remain static for ten (10) seconds.
- K. Digital signs are permitted but the advertisement must remain static for ten (10) seconds.

**That Section 7.24.3 (Signs permitted in Agricultural and Residential Districts) B and E shall read as follows:**

- B. One sign for each permitted non-residential use or use by Conditional Use Permit may be allowed. Such sign shall not exceed **twenty (20)** square feet in area per surface with no more than 2 surfaces. On principal arterial and minor arterial streets, signs in excess of **twenty (20)** square feet may be permitted by Conditional Use, but in no case shall the total square footage exceed **thirty-two (32)** square feet per surface or **sixty-four (64)** total square feet.
- E. For the purpose of selling or promoting a residential project, one sign not **exceeding forty (40)** square feet per surface with no more than two (2) surfaces may be erected on the project site.

**That Section 7.24.4** (Signs permitted in Rural Townsite, Commercial and Industrial Districts) **A-C shall read as follows:**

- A. The aggregate square footage of sign space **located on permanent structures within a building site**, including all sign surfaces, shall not exceed **one hundred fifty (150)** square feet.
- B. No sign shall extend in height above the parapet wall of any principal building, except that one (1) free standing sign, **not exceeding 64 square feet**, shall be allowed and **cannot exceed ten (10) feet** in height above the average grade.
- C. No sign shall be mounted **on or above the roofline of any structure.**

**That Section 7.24.5 A and C shall read as follows:**

- A. Off-premise signs (billboards) may be permitted as a Conditional Use in any industrial district providing the total square footage of both sides of the sign area is not more than six hundred (600) square feet, for signs located along **Interstate 94**. On other streets, the total square footage of sign area shall not exceed **thirty-two (32)** square feet per surface with no sign having more than two sign surfaces.
- C. No off-premise sign (billboard) shall be located closer than thirteen hundred (1300) feet horizontal distance from any other advertising sign measured in any direction. Billboards **along I-94** shall not exceed thirty (30) feet above the average ground level at the base of the sign.

## **SECTION 8            GENERAL ZONING DISTRICT RULES OF APPLICATION**

### **8.1 Establishment of Zoning Districts**

The zoning districts shall apply as designated on the Zoning Map or as defined within this Ordinance. All land under the jurisdiction of this Ordinance shall be designated as lying within one, and only one, primary zoning district. In addition, one or more overlay districts may apply.

#### **PRIMARY DISTRICTS**

A-160	Agricultural District A-160
A-80	Agricultural District A-80
A-40	Agricultural District A-40
T-20	Transition District T-20 (Closed)
R-20	Residential District R-20 (Closed)
R-10	Residential District R-10
R-5	Residential District R-5
RT	Rural Townsite
R-1	Residential District R-1
C	Commercial District
I	Industrial District
EE	Educational/Ecclesiastical District
SR	Scenic River District
RMH	Residential Manufactured Home District
UE	Urban Expansion District

#### **OVERLAY DISTRICTS**

CD	Conservation Design
AP	Airport

### **8.2 Official Zoning Map**

The locations and boundaries of the primary districts established by this Ordinance are set forth on the zoning maps which are hereby incorporated by reference as though a part of this Ordinance. It shall be the responsibility of the County to maintain and update the zoning maps and any amendments thereto.

### **8.3 District Regulations**

#### **8.3.1 Application of Standards**

Unless specified otherwise in this Ordinance, when one or more zoning district standards are in conflict, then the more restrictive standard shall apply.

#### **8.3.2 Appeal of District Boundary**

Appeals from any determination of the exact location of district boundary lines shall be heard by the Stearns County Board of Adjustment.

#### **8.3.3 Closed Districts**

No request for rezoning into closed districts shall be allowed. The R-20 and T-20 are closed districts.

**8.3.4 Prohibited Uses**

Whenever, in any zoning district, a use is neither specifically permitted nor prohibited, the use shall be prohibited.

**8.3.5 Zoning Upon Detachment**

Any tract of land that is part of a statutory or charter city shall be zoned A-40 District if said tract of land is detached and becomes part of an adjoining township at any time on or after the effective date of this Ordinance.

**SECTION 9 PRIMARY DISTRICT PROVISIONS**

That *Section 9 of Stearns County Ordinance Number 439, or successor ordinance*, is hereby adopted by reference, except for the following:

**9.3 Agricultural District A-40 (A-40 District)**

**9.3.3 Provisional Uses**

**That Section 9.3.3 B (Bed and breakfast inns) is hereby repealed.**

**9.3.4 Permitted Accessory Uses and Structures**

**That Section 9.3.4 F (Outdoor sales lot-accessory to motor vehicle repair) is hereby repealed.**

**9.3.5 Conditional Uses**

**That Section 9.3.5 Z and AA are hereby added to read as follows:**

Y. Bed and breakfast inns

Z. Outdoor sales lot-accessory to motor vehicle repair

**9.6 Residential District R-10 (R-10 District)**

**9.6.3 Provisional Uses**

**That Section 9.6.3 A (Bed and breakfast inns) is hereby repealed.**

**9.6.5 Conditional Uses**

**That Section 9.6.5 L is hereby added to read as follows:**

L. Bed and breakfast inns

**9.7 Residential District R-5 (R-5 District)**

**9.7.3 Provisional Uses**

**That Section 9.7.3 A (Bed and breakfast inns) is hereby repealed.**

**9.7.5 Conditional Uses**

**That Section 9.7.5 L is hereby added to read as follows:**

L. Bed and breakfast inns

**9.9 Residential District R-1 (R-1 District)**

**9.9.3 Provisional Uses**

**That Section 9.9.3 A (Attached single family dwelling units), 9.9.3 B (Bed and breakfast inns) and 9.9.3 G (outdoor recreational facilities) are hereby repealed.**

**9.9.5 Conditional Uses**

**That Sections 9.9.5 I, J and K are hereby added to read as follows:**

I. Attached single family dwelling units

J. Bed and breakfast inns

K. Outdoor recreational facilities

**SECTION 10 OVERLAY DISTRICT STANDARDS**

**10.3 Conservation Design Overlay District**

That Section 10.3, Conservation Design Overlay District of Stearns County Ordinance Number 439, or successor Ordinance is hereby adopted by reference.

**10.4 Airport Overlay District**

That Section 10.4, Airport Overlay District of Stearns County Ordinance Number 439, or successor Ordinance is hereby adopted by reference.

**SECTION 11 TRANSFER OF DEVELOPMENT RIGHTS PROGRAM**

That Section 11 of Stearns County Ordinance Number 439 or successor Ordinance is hereby adopted by reference.

**SECTION 12 ENFORCEMENT**

**12.1** Any person, firm or corporation who violates any of the provisions of this Ordinance, or who fails, neglects or refuses to comply with the provisions of this Ordinance including, but not limited to, violations of conditions and safeguards established in connection with the granting of variances and conditional and interim use permits or failures to comply with restoration orders, or who knowingly makes any false statement in any document required to be submitted under the provisions hereof, shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine not to exceed \$1,000 or by imprisonment not to exceed 90 days or both. Each day that a violation continues shall constitute a separate offense.

**12.2** In the event of a violation or a threatened violation of this Ordinance, the Board, in addition to other remedies, may institute appropriate civil actions or proceedings to prevent, prosecute, restore, restrain, correct or abate such violations or threatened violations.

**SECTION 13 FEES**

To defray the administrative costs of processing requests of this Ordinance, a fee not exceeding administrative costs shall be paid by the applicant. Such fee shall be determined by the Township Board of Supervisors.

**SECTION 14 EFFECTIVE DATE**

This Ordinance shall be in full force and effect upon publication.

**SECTION 15 REPEALER**

**15.1** The Lynden Township Zoning Ordinance and any amending Ordinances as presently enacted are hereby repealed.

PASSED BY THE LYNDEN TOWNSHIP BOARD OF SUPERVISORS THIS 14<sup>th</sup> DAY OF NOVEMBER, 2011.

APPROVED:

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Anne Ackerman  
Lynden Township Chair

ATTEST:

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Jenny Schmidt  
Lynden Township Clerk

This instrument drafted by:  
Stearns County Environmental Services  
705 Courthouse Square  
St Cloud, Minnesota 56303