

## **100 TITLE**

This Ordinance shall be known as the LAND USE ORDINANCE FOR THE CITY OF CHICKAMAW BEACH, MINNESOTA and herein referred to as the Ordinance.

## **200 PURPOSE, AUTHORITY, AND JURISDICTION**

### **201 PURPOSE**

It is the purpose of this Ordinance to promote the health, safety, general welfare, and orderly development of the City of Chickamaw Beach by:

- A. Regulating land use in accordance with the Chickamaw Beach Comprehensive Plan
- B. Promoting orderly development of the residential and public areas of the City of Chickamaw Beach.
- C. Dividing the City into zones
- D. Regulating the location, height, and bulk of structures
- E. Regulating setbacks
- F. Regulating sizes of lots, yards, and other open spaces
- G. Preventing overcrowding of land and undue concentration of structures
- H. Maintaining and enhancing the quality and condition of natural resources within the City
- I. Providing adequate access to air, direct sunlight, and convenience of access to property.

This Ordinance is also intended to protect the shoreland of Protected Waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use and protection of waters and related land resources

### **202 AUTHORITY**

This Ordinance establishes land use regulations pursuant to the authority granted by the Minnesota Statutes, in particular the Municipal Planning Act, Minnesota Statutes 1983 Sections 462.351 to 461.364, the Municipal Shoreland Act, Minnesota Statutes 1973 Section 379, Minnesota Statutes 1980 Sections 462.351 to 462.364, the Land Subdivision and Condominiums Acts, Chapters 462, 505, 515, 515A, and 515B, and Policies in Minnesota Statutes, Sections 105, 115, and 116, and any Amendments thereto. The Shoreland Section herein is adopted pursuant to Minnesota Statutes, Chapter 103F.201 - 103F.221, and Minnesota Rules, Chapter 6120. Regulation of campgrounds, recreational vehicle parks and manufactured housing parks are pursuant to Minnesota Statutes, Chapters 375.51; 394; 327.14 to 327.28; and 145A.01 to 145A.07. The following Ordinances and references are hereby incorporated herein by reference: the Subdivision and Platting Ordinance for Cass County, Minnesota; the Cass County Individual Sewage Treatment System Ordinance, the Mississippi Headwaters Management Plan, the Cass County Solid Waste Ordinance, and the Zoning Dictionary, 1999 edition (Lehman & Associates.)

### **203 REPEALOR**

This Ordinance hereby repeals the Zoning Ordinance for the City of Chickamaw Beach, adopted September 15, 1982, and all subsequent amendments.

## **204 JURISDICTION**

The provisions of this Ordinance shall apply to all incorporated areas of the City of Chickamaw Beach, Minnesota pursuant to Minnesota Statutes, Chapter 462. No land owned or leased by the federal or state government shall be subject to this Ordinance.

## **205 CHICKAMAW BEACH COMPREHENSIVE PLAN**

The Chickamaw Beach Comprehensive Plan shall be the document adopted in January of 2003. The Comprehensive Plan may be amended by the Chickamaw Beach City Council from time to time in accordance with the procedures set forth in Minnesota Statutes, Chapter 462.