

CHAPTER 1. GENERAL ZONING PROVISIONS

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📖 Section 100 - Title

100.01 Title. This companion to the Hermantown City Code may be cited as the “Hermantown Zoning Regulations” and will be referred to herein as “this code” or “these Zoning Regulations.”

📖 Section 105 - Jurisdiction

100.02 Jurisdiction. The geographic jurisdiction of this code includes the entire area within the corporate limits of the City. Land areas which may be added to the City by annexation, merger or other means shall be classified S-1 Suburban, until such time that the City Council may rezone the added territory to a more appropriate classification.

📖 Section 110 - Comprehensive Municipal Plan

110.01 Comprehensive Municipal Plan. The Hermantown Comprehensive Plan, as amended from time to time, shall be the Comprehensive Municipal Plan for the City of Hermantown. The

Comprehensive Municipal Plan may be amended by the City Council from time to time in accordance with the procedures set forth in M.S. Section 462.355, as it may be amended from time to time.

Section 115 - Purpose and Objectives

115.01 Purpose and Objectives. This code is intended to ensure a safer, more pleasant and more economical environment for residential, commercial, industrial and public activities, to preserve agricultural and other open lands and to promote the public health, safety and general welfare. The objective of this code is to achieve the land use goals and policies set forth in the Comprehensive Municipal Plan of the City of Hermantown.

Section 120 - Application of Regulations

120.01 Application of Regulations. Where the conditions imposed by any provision of this code are either more or less restrictive than comparable conditions imposed by any other regulations, the regulations which impose the higher standard or greater requirements shall govern.

Section 125 - Compliance

125.01 Compliance. No structure shall be located, erected, constructed, reconstructed, moved, altered, converted or enlarged; nor shall any structure or land be designated to be used or altered, except in full compliance with all the provisions of this code and after the lawful issuance of all of the permits required by this code.

Section 130 - Rules of Construction

130.01 Minimum requirements. In their interpretation and application, the provisions of this code shall be held to be the minimum requirements and the promotion of the public health, safety and general welfare.

130.02 Severability. The several provisions of this code are separable in accordance with the following:

130.02.1. If any court of competent jurisdiction shall adjudge any provision of this code to be invalid, such judgment shall not affect any other provisions of this code not specifically included in said judgment.

130.02.2. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this code to a particular property, building or other structure, such judgment shall not affect the application of said provision to any other property, building, or structure not specifically included in said judgment.

Section 135 - Uses Not Provided for Within Zoning Districts

135.01 Uses Not Provided for Within Zoning Districts. Wherever in any zone district a use is neither specifically permitted or denied, the use shall be considered prohibited.

Section 140 - Vested Rights

140.01 Vested Rights. Nothing in this code shall be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district zoning classification or any permissible activities therein, and they are hereby declared to be subject to subsequent amendment change or modifications as may be necessary to the preservation or protection of the public health, safety and general welfare.

Section 145 – Opting Out of the Requirements of Minnesota Statutes, Section 462.3593

145.01 Pursuant to authority granted by Minnesota Statutes, Section 462.3593, subdivision 9, the City of Hermantown opts-out of the requirements of Minnesota Statutes Sec. 462.3593, which defines and regulates Temporary Health Care Dwellings.

(Am. Ord. 2016-52, passed 8-15-16)