

Chapter 3. Definitions.

- 3.1 “Accessory Building”. A subordinate building or structure which is located upon the same Parcel or Lot on which the Principal Building is situated and must be reasonably related to the principal use of such building. An Accessory Building as herein described shall not include Cabins, Hunting Shacks, Modular Homes, and/or Manufactured Homes as further described herein.
- 3.2 “Accessory Use”. A subordinate use which is located upon the same Parcel or Lot on which the principal building or use is situated and must be reasonably related to the principal use of such lot, parcel or building.
- 3.3 “Acre”. An area of land measuring 43,560 square feet.
- 3.4 “Agricultural Land Uses”. Those uses commonly associated with the growing of produce on farms, including, but not limited to, livestock raising; crop farming; fruit growing; bee-keeping; gardening for purposes of commercial sale; a roadside stand for the retail sale of the same; tree, plant, shrub and/or flower nurseries when no retail sales are made upon the premises.
- 3.5 “Animals, Pleasure”. Dogs, cats, birds, and any domesticated member of the animal kingdom housed principally in a cage, aquarium, or other area within the homestead and kept principally for non-commercial and non-scientific purposes. Pleasure Animals shall not include any animal weighing in excess of 200 pounds.
- 3.6 “Animal Unit”. A unit of measure used to compare differences in the production of animal wastes which, as a standard, is the amount of waste produced on a regular basis by a slaughter steer or heifer. For purposes of these regulations, the following equivalents apply: 1 slaughter steer or heifer = 1 Animal Unit (AU), 1 mature dairy cow = 1.4 AU, 1 swine over 55 pounds = .4 AU, 1 sheep = .1 AU, 1 turkey = .018 AU, 1 chicken = .01 AU, 1 duck = .2 AU. For animals not listed, the number of animal units shall be defined as the average weight of the animal divided by 1,000 lbs.
- 3.7 “Antenna”. That portion of any equipment used to radiate or receive radio frequency energy for transmitting or receiving radio or television waves. Antennas may consist of metal, carbon fiber, or other electronically conductive rods or elements. It includes, but not limited to personal wireless service, microwave, radio and television broadcasting and transmitting and receiving and short wave radio equipment.

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- 3.8 “Antenna Support Structure”. Any pole, telescoping mast, tower tripod, or any other Structure which supports a device used in the transmitting or receiving of electromagnetic energy.
- 3.9 “Applicant”.
- 3.10 “Auto Reduction Yard.” An open Lot or Yard where three (3) or more unlicensed motor vehicles, or the remains of unlicensed motor vehicles, are kept for the purpose of dismantling, sale of parts, sale of scrap, storage or abandonment or any other premises used for wrecking or storing of motor vehicles not in running condition. This shall not include the storage of operative vehicles in conjunction with an established used auto and/or truck business
- 3.11 “Automobile Repair”. General repair, rebuilding or reconditioning of engines, motor vehicles, or trailers, including body work, framework, welding and painting service, as well as the replacement of any part or repair of any part including, but not limited to, the engine head or pan, engine, transmission or differential and incidental body and fender work, when said services as herein described are applied to passenger automobiles and to trucks not in excess of seven thousand (7,000) pounds gross vehicle weight.
- 3.12 “Basement.” The lowest habitable portion of a building for which even part of said portion is located underground. A Basement shall not be considered a Subterranean Dwelling.
- 3.13 “Buildable Area”. A 300 foot by 300 foot area of a Lot, to be measured at right angles, of which at least 40,000 contiguous square feet is at least three (3) feet above the highest known water table. Any public right-of-way shall not be included in said area computation as provided in this definition.
- 3.14 “Building”. Any structure, temporary or permanent, for the shelter, support, or enclosure of persons, animals, chattel, or property of any kind; and when separated by party walls without openings, that portion of such building so separated shall be deemed a separate building.
- 3.15 “Building, Farm”. Any building or part thereof associated with and located on land devoted to the practice of farming, and used primarily for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds, but is not used for residential occupancy.
- 3.16 “Building or Structure, Principal”. The main or primary building or structure on a given lot or parcel of land.

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- 3.17 “Business”. Any occupation, employment or enterprise wherein merchandise is exhibited or sold, or which occupies time, attention, labor and materials, or where services are offered for compensation. See also “Commercial Uses”.
- 3.18 “Camouflaged Tower”. A tower constructed to simulate a natural feature, such as a tree, thereby reducing the aesthetic impact to the surrounding area.
- 3.19 “Camper” or “Travel Trailer” or “Recreational Vehicle or RV”. A motor vehicle or trailer with space and equipment either built on a truck or bus chassis, in a rear compartment, in an attachment or in an attached trailer, for sleeping and simple housekeeping and is typically used for camping and recreational travel.
- 3.20 “Carport”. A roofed structure for vehicle storage which is open on at least two sides, except for roof supports.
- 3.21 “Church”. A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.
- 3.22 “Commercial Building”.
- 3.23 “Commercial Uses”. Any enterprise, establishment, occupation or employment wherein or whereby merchandise is exhibited, traded and/or sold or any service is offered in exchange for compensation or other things of value.
- 3.24 “Commercial Use Re-Zoning Application”. An application provided by the Town of Ford required to be submitted by a Lot and/or Parcel Owner for purposes of requesting that a certain Lot and/or Parcel be re-zoned for Commercial Use pursuant to Chapter 8 of these Ordinances.
- 3.25 “Communication Towers”. Radio and television broadcasting towers and antennas, cellular phone and communication devices, and transmission and/or receiving towers and antennas which are subject to licensing requirements of the Federal Communications Commission. This does not include residential radio and/or television reception antennas and amateur radio station antennas, all of which are deemed to be incidental to residential use.
- 3.26 “Conditional Use”. A Use which has characteristic(s) which are or the impact of which is incompatible with the permitted uses within a zoning district but which, if properly controlled or restricted such as will

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eliminate or minimize said incompatibilities, may be permitted with a conditional use permit. A conditional use is a use or activity that may be allowed in a zoning district only upon showing that such use or activity can or will comply with all criteria and standards as outlined in the zoning ordinance and comprehensive plan.

- 3.27 “Conditional Use Permit”. A permit specially and individually granted and approved by the Town Board pursuant to provisions of this Ordinance herein. All Conditional Use Permits shall be approved for a limited and specific duration. Upon expiration of the Conditional Use Permit, the Owner shall reapply and obtain approval to continue the Conditional Use.
- 3.28 “Conditional Use Permit Application”. An application provided by the Town of Ford required to be submitted by a Lot and/or Parcel Owner for purposes of requesting a Conditional Use Permit pursuant to Chapter 8 and Chapter X of these Ordinances.
- 3.29 “Conforming Structure.” The Use of a Structure which conforms with the Structures permitted in the various Zoning Districts as set forth in this Ordinance.
- 3.30 “Conforming Use.” The Use of a Lot or Parcel which conforms with the Uses permitted in the various Zoning Districts as set forth in this Ordinance.
- 3.31 “Convenience Grocery Store”. Any retail store whose principal business is selling convenience grocery items, health and beauty items, and other items intended for routine use and consumption by the consumer.
- 3.32 “Development”. The act of building structures and installing site improvements.
- 3.33 “Dwelling, Farm”. A single family dwelling located on, and used in connection with, a farm.
- 3.34 “Dwelling, Single Family”. A detached dwelling designed exclusively for occupancy by one (1) family and containing not more than one (1) dwelling unit.
- 3.35 “Dwelling Unit”. A structure consisting of (1) one or more rooms, including a bathroom and complete kitchen facilities, which are arranged, designed or used as living quarters for one (1) family or household.
- 3.36 “Essential Services”. Underground or overhead utilities including gas, electric, water, sewer and telecommunications including all appurtenances

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necessary or incidental thereto but excluding buildings, transmission pipelines and electric transmission lines.

- 3.37 “Family”. An individual or two (2) or more persons living together in an independent, single family dwelling.
- 3.38 “Farm”. A single tract of land of not less than ten (10) acres, the principal use of which is for agricultural land use. This definition shall not preclude a small tract from being classified as agricultural if otherwise qualifying under the laws of the State of Minnesota
- 3.39 “Farm Building”. Any building or part thereof associated with and located on land devoted to the practice of farming, and used primarily for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds, but is not used for residential occupancy.
- 3.40 “Farm Dwelling”. A single family dwelling located on, and used in connection with, a farm.
- 3.41 “Farming”. To cultivate and/or produce a crop on the land and/or raise, breed or otherwise produce livestock for home use or profit.
- 3.42 “Feedlot”. A fenced land area or building or combination of fenced land area and buildings intended for the confined feeding, breeding, raising or holding of animals and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. For purpose of these rules, open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered to be feedlots. A feedlot does not cease to be a feedlot merely because confined feeding, breeding, raising or holding of animals is not actually taking place at a given time; however, such areas, building or combinations which have not been used for confined breeding, raising or holding of animals for a five-year period shall not be considered a feedlot until such use resumes.
- 3.43 “Flood-Proof.” A combination of structural provisions, changes or adjustments to Lots, Parcels and Structures subject to flooding, primarily for the reduction or elimination of flood damages.
- 3.44 “Forestry”. The management, including logging, of a forest, woodland or tree plantation, including related research and educational activities and the construction and maintenance of wood roads and skid roads.
- 3.45 “Front Lot Line”. Any portion and/or part of a Lot and/or Parcel that abuts and/or is adjacent to a Public Road or Street.

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- 3.46 “Front Yard”. The area between the front property line and the nearest building wall or front set-back line, which ever is the shortest distance.
- 3.47 “Garage”. An accessory building or accessory portion of the principal building which is intended for and used primarily to shelter private passenger vehicles of a family or those families residing upon the premises.
- 3.48 “Greenhouse”. A structure, primarily of glass, in which temperature and humidity can be controlled for the cultivation or protection of plants.
- 3.49 “Hazardous Waste”. Waste that may pose a present or potential hazard to human health or to the environment when improperly treated, stored or disposed of, or otherwise mismanaged, or that may cause or contribute to an increase in mortality, or an increase in irreversible or incapacitating illness, including, but not limited to, those substances deemed hazardous waste by the Environmental Protection Agency.
- 3.50 “High Power Transmission Line”. A 69kv or greater electric transmission line with towers a minimum of 75 feet in height.
- 3.51 “Home Occupation”. Any occupation or profession carried on at the Dwelling Unit by a member of the family residing at the Dwelling Unit, provided that any such use is clearly incidental and secondary to the principal use of the premises for dwelling purposes, and that such use does not alter the character of the principal use of the dwelling.
- 3.52 “Horticulture”. The cultivation of fruit, flowers, vegetables, shrubs and/or ornamental plants.
- 3.53 “Horticultural Use”. Use of the land, building, or structures associated with the cultivation of fruit, flowers, vegetables, shrubs and/or ornamental plants.
- 3.54 “Hotels”. A building having provision for nine (9) or more guests in which lodging is provided with or without meals for compensation and which is open to transient or permanent guests and where provision may or may not be made for cooking in any guest room, and in which ingress and egress to and from all rooms is made through an inside lobby.
- 3.55 “Junkyard”. A lot or parcel used for dumping, storing, keeping, buying or selling junk, including but not limited to, garbage, rubbish, refuse, waste, motor vehicles, motor vehicle parts, metal, glass, paper, plastic, biological waste or any other waste whatsoever, whether said items have or do not have any commercial value.

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- 3.56 “Kanabec County Assessor.” The assessor for Kanabec County.
- 3.57 “Kennel, Recreational and/or Commercial”. Any Lot, Building or Structure where four (4) or more dogs over four (4) months of age are offered for sale, boarded, trained or bred for compensation or hobby, including, but not limited to dog racing. Animal hospitals, veterinary clinics and/or pet shops shall not be included for purposes of this definition.
- 3.58 “Landscape Nursery”. A business growing and selling trees, flowering plants, shrubs and associated gardening and landscape products.
- 3.59 “Landscaping”. Planting such as trees, grass and shrubs.
- 3.60 “Legal Description”. A description of a Lot or Parcel by government survey, metes and bounds, or by lot and block in a recorded plat including description of any portion thereof.
- 3.61 “Licensed Land Surveyor”. A person duly licensed as a land surveyor by the State of Minnesota.
- 3.62 “Livable Space”. Area within a dwelling unit that is finished and suitable for living. Livable space shall not include basements, walk-outs, crawl spaces and storage areas.
- 3.63 “Livestock”. Any animal raised for home use or profit, including but not limited to cattle, horses, sheep, chickens, turkeys and pigs. Livestock shall not include any animals maintained as Pleasure Animals.
- 3.64 “Livestock Sales”. A Commercial Enterprise where the Livestock being sold was not bred and/or raised on the Property from which the sale of said Livestock occurred, but rather, where said Livestock was transported to said Property for the sole purpose of being sold therefrom.
- 3.65 “Lot”. A separately described Parcel of land, with or without Buildings.
- 3.66 “Lot Area”. The gross square acreage of a Lot.
- 3.67 “Lot Line”. Any boundary line of a Lot, provided that where any Lot is encroached upon by a public street, road or highway, or by any private road easement, the boundary line shall be the right-of-way line of any such street, road, highway or private easement.
- 3.68 “Lot Line, Rear”. The boundary of a Lot, other than a Through Lot, which is opposite the Front Lot Line. If the Rear Lot Line is less than thirty (30)

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feet in length or if the Lot forms a point in the rear, the Rear Lot Line shall determined to be a line thirty (30) feet in length within the Lot, parallel to the Front Lot Line.

- 3.69 “Lot of Record”. Any Parcel, Lot and/or Platted Lot or other parcel described by a Metes and Bounds Description which is of record in the office of the County Recorder on the date this Ordinance becomes effective; and any such Lot or Parcel which was the subject of and described in a purchase agreement or option which was binding upon the effective date of the adoption of this Ordinance.
- 3.70 “Lot Width”. The frontage of a Lot on an existing Public Road.
- 3.71 “Manufactured Home.” A structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary and complies with the standards established under Minnesota Statute 327.31 et. seq. as amended from time to time.
- 3.72 “Manufacturing - Light Industry”. Any enterprise which includes the compounding, processing, packaging, treatment or assembly of products and materials, provided such use will not violate the performance standards found in Section X of this Ordinance.
- 3.73 “Metes and Bounds Description”. A description of real property which is not described by reference to a lot or block shown on a map, but is described by starting at a known point and describing the bearings and distances of the lines forming the boundaries of the property or delineates a fractional portion of a section, lot or area by described lines or portions thereof.
- 3.74 “Modular Home”. A factory-built pre-fabricated structure delivered to the site in sections on a flatbed truck with onsite assembly and some onsite construction assembled on foundation walls that is built to meet Minnesota State Building Codes and does not have a chassis.
- 3.75 “Motor Court”, “Motor Hotel” or “Motel”. A Building or group of Buildings not to exceed two (2) stories other than a Hotel used primarily as a temporary residence of a motorist, tourists, or travelers.

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- 3.76 “Nonconforming Lot”. Any Lot and/or Parcel established prior to the effective date of this Ordinance but which would not otherwise be permitted under the provisions of this Ordinance.
- 3.77 “Nonconforming Structure” or “Nonconforming Use”. Any Structure or Use lawfully established prior to the effective date of this Ordinance but which would not otherwise be permitted under the provisions of this Ordinance.
- 3.78 “Nursery, Landscape”. A Business growing and selling trees, flowering plants, shrubs and associated gardening and landscape products.
- 3.79 “Ordinance”. The Land Use Ordinance for the Town of Ford.
- 3.80 “Overhang”. A projection of the roof or upper story of a Building beyond the wall or support posts of the lower part or beyond a point which is perpendicular with the point of intersection of the upper part and the outermost support structure.
- 3.81 “Owner”. A Person having a legal or fee title interest in a Lot and/or Parcel.
- 3.82 “Parcel”. A piece of land.
- 3.83 “Parking Space”. A surfaced and maintained area for the storage of one standard automobile.
- 3.84 “Permitted Use”. A use which is expressly permitted within a district established by this Ordinance, provided that such use conforms with all requirements, regulations and performance standards (if any) applicable thereto.
- 3.85 “Person”. An individual, to include both male and female, as well as political bodies, corporate and partnership entities, and other unincorporated associations.
- 3.86 “Planning Commission” or “Commission”. The duly appointed Planning Advisory Commission of the Town Board.
- 3.87 “Platted Land”. Lands with a legal description described as lot, block and plat name.
- 3.88 “Pleasure Animals”. Dogs, cats, birds, and any domesticated member of the animal kingdom housed principally in a cage, aquarium, or other area within the homestead and kept principally for non-commercial and non-

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scientific purposes. Pleasure Animals shall not include any animal weighing in excess of 200 pounds.

- 3.89 “Principal Use”. The primary or main use of land and/or buildings upon same. Principal uses shall be categorized as agricultural, residential or commercial in accordance with the provisions of this Ordinance and designated Zoning Districts. If a use is mixed or might qualify under more than one of the general categories, the Planning Commission shall review the use and shall provide a recommendation to the Board as to which category the Planning Commission deems appropriate for that particular use. The Board shall then determine which category is ultimately applicable.
- 3.90 “Principal Building” or “Principal Structure”. The main or primary Building or Structure on a given Lot or Parcel of land. On a Parcel and/or Lot for which the designated use is Residential Land Use, the main or primary Building or Structure shall be considered a Single Family Dwelling. On a Parcel and/or Lot for which the designated use is Agricultural Land Use, the main or primary Building or Structure shall be considered a Farm Building. On a Parcel and/or Lot for which the designated use is Commercial Use, the main or primary Building or Structure shall be considered a Commercial Building.
- 3.91 “Private Dog Owner”. An individual, not an entity, keeping three or fewer dogs over the age of four months as pleasure animals, working dogs for agricultural operations and/or for hunting.
- 3.92 “Private Well.” A privately-owned well used as a source in support of basic water needs, including, but not limited to, drinking and bathing, for a Lot and/or Parcel.
- 3.93 “Property Line”. Any boundary line of a Lot, provided that where any Lot is encroached upon by a public street, road or highway, or by any private road easement which was recorded in the office of the County Recorder prior to the effective date of this Ordinance or otherwise appears binding on the Lot Owner for the purpose of meeting the minimum requirements of this Ordinance, the Lot Line shall be the right-of-way line of any such street, road, highway or private easement.
- 3.94 “Property Line, Rear”. The boundary of a Lot, other than a Through Lot, which is opposite the Front Lot Line. If the Rear Lot Line is less than thirty (30) feet in length or if the Lot forms a point in the rear, the Rear Lot Line shall determined to be a line thirty (30) feet in length within the Lot, parallel to the Front Lot Line.
- 3.95 “Property Width”. The frontage of a Lot on an existing Public Road.

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- 3.96 “Protective Covenants” or “Restrictive Covenants”. Contracts entered into between private parties constituting a restriction on the use of all private property within a subdivision for the benefit of the property owners, and to provide mutual protection against undesirable aspects of development which would tend to impair stability of values.
- 3.97 “Public Hearing”. A hearing in which Individuals have the right to appear and give evidence, testimony, opinions, concerns, support and/or opposition to resolutions, ordinances, zoning, applications and/or any action proposed to be taken by the Town Board, Planning Commission or any Individual.
- 3.98 “Public Land”. Land owned by Federal, State or local government, or other entities financed by public funds.
- 3.99 “Public Road”. Those roads under the direct authority of the Town, the county, the state or federal government.
- 3.100 “Public Structure”. An edifice or Structure of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner which is owned or rented, and operated by a federal, state, or local government agency.
- 3.101 “Rear Lot Line”. The boundary of a Lot, other than a Through Lot, which is opposite the Front Lot Line. If the Rear Lot Line is less than thirty (30) feet in length or if the Lot forms a point in the rear, the Rear Lot Line shall be a line thirty (30) feet in length within the Lot, parallel to the Front Lot Line. If a Lot and/or Parcel is adjacent and/or abuts a Public Road and/or Street on multiple sides of the Lot and/or Parcel the Lot and/or Parcel shall have no Rear Lot Line or Rear Property Line.
- 3.102 “Rear Property Line”. The boundary of a Lot, other than a Through Lot, which is opposite the Front Lot Line. If the Rear Lot Line is less than thirty (30) feet in length or if the Lot forms a point in the rear, the Rear Lot Line shall determined to be a line thirty (30) feet in length within the Lot, parallel to the Front Lot Line.
- 3.103 “Rear Yard”. The area between the Rear Property Line and the nearest building wall or front set-back line, whichever is the shortest distance.
- 3.104 “Recreational Vehicle” or “RV” or “Travel Trailer” or “Camper”. A motor vehicle or trailer with space and equipment either built on a truck or bus chassis, in a rear compartment, in an attachment or in an attached trailer, for sleeping and simple housekeeping and is typically used for camping and recreational travel.

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- 3.105 “Residential Land Use”. A type of land use where the predominant use is housing. In Residential Land Use areas, Buildings may include Single Family Dwellings, Multiple Family Dwellings, Townhome Dwellings, or mobile homes.
- 3.106 “Retail Sales”. Stores and shops selling personal services or goods to consumers.
- 3.107 “Right-of-Way”. A path or thoroughfare which one may lawfully use in crossing the property of another, including, but not limited to a public road or other land dedicated to public use, utilities, railroad tracks, or other land dedicated for private use.
- 3.108 “Setback”. The minimum horizontal distance required between any variation of two (2) or more points, boundaries, lines, perimeters or Buildings.
- 3.109 “Shoreline”. The land at the edge of a body of water, including, but not limited to, a river, lake, or stream, or other protected water ways.
- 3.110 “Side Lot Line.” Any boundary of a Lot which is not a Front Lot Line or a Rear Lot Line.
- 3.111 “Side Yard”. The area between the side property line and the nearest building wall or side set-back line, whichever is the shortest distance.
- 3.112 “Sign” or “Signage”. A board or display used to identify or advertise a place of business, goods or services.
- 3.113 “Single Family Dwelling”. A detached dwelling designed exclusively for occupancy by one (1) family and containing not more than one (1) dwelling unit.
- 3.114 Streets and Alleys.
- a) “Street”. A public way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway road, lane, place or however otherwise designated.
 - b) “Collector Street”. A Street which carries traffic from local streets to arterials.
 - c) “Cul-De-Sac”. A minor Street with only one outlet and having a turn-around.

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- d) “Service Street”. Marginal access Street, or otherwise designated, as a minor Street, which is parallel and adjacent to a thorough fare and which provides access to abutting properties and protection from through traffic.
 - e) “Local Street”. A street of limited continuity used primarily for access to the abutting properties and the local need of the neighborhood.
 - f) “Alley”. A minor way which is used primarily for secondary vehicular service access to the back or side of properties abutting on a street.
 - g) “Arterial Street”. A Street or highway with access restrictions designed to carry large volumes of traffic between various sectors of the Town and beyond.
- 3.115 “Street Width”. The shortest distance between the lines delineating the right-of-way of a street.
- 3.116 “Structure”. Any Building or part of a Building, constructed or erected, the use of which requires location on or in the ground or attached to something having a location on or in the ground. “Structure” does not include accessory buildings smaller than eighty (80) square feet.
- 3.117 “Structure-Nonconforming”. A structure which legally exists on the effective date of this Ordinance, which would not conform to the applicable regulations if the structure were to be erected under the provisions of this Ordinance.
- 3.118 “Subdivision”. The division of a parcel of land after the effective date of this Ordinance into two (2) or more lots or parcels, for the purpose of transfer of ownership or building development. The term includes re-subdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided. If construction or development of a new street, road, or highway is involved, any division of a parcel of land shall be considered a subdivision.
- 3.119 “Subterranean Dwelling.” A Dwelling Unit situated and built beneath the Earth’s surface. A Subterranean Dwelling shall not be considered a Basement.
- 3.120 “Surveyor, Licensed Land”. A person duly licensed as a land surveyor by the State of Minnesota.

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- 3.121 “Temporary Trailer Permit.” A permit issued by application to the Zoning Administrator allowing a Person or Persons to reside temporarily in a Camper or Travel Trailer or Manufactured Home in conjunction with a home construction project that is underway provided, however, that a duly authorized and valid land use permit shall have been approved prior to the application for said Temporary Trailer Permit.
- 3.122 “Tent.” A shelter, consisting of sheets of fabric or other material draped over or attached to a frame of poles and/or ropes.
- 3.123 “Through Lot.” A Lot with a Front Lot Line on two parallel or approximately parallel Streets.
- 3.124 “Tower.” Any pole, spire, structure, or combination thereof, including supporting lines, cables, wire, and masts, intended primarily for the purpose of mounting an Antenna, or to serve as an Antenna. The height of a tower shall be measured from the base of the pole to the highest point. This definition excludes any towers that are less than 60 feet in height.
- 3.125 “Tower Accessory Structure.” A Structure located at the base of the Tower housing base receiving/transmitting equipment.
- 3.126 “Town.” The Town of Ford.
- 3.127 “Town Board.” The Board of Supervisors of Ford Township.
- 3.128 “Township Engineer.” A licensed engineer engaged by the Town Board on behalf of the Town.
- 3.129 “Travel Trailer” or “Camper” or “Recreational Vehicle” or “RV.” A motor vehicle or trailer with space and equipment either built on a truck or bus chassis, in a rear compartment, in an attachment or in an attached trailer, for sleeping and simple housekeeping and is typically used for camping and recreational travel.
- 3.130 “Usable Acre.” An acre or acres of land fenced off from the surrounding land, containing grass and other similar vegetation upon which animals and livestock may graze. For purposes of this definition, if such land is historically covered by a river or other body of water greater than one-quarter (1/4) of an acre in size with a depth in excess of two (2) feet at any one point for a continuous duration in excess of six months, such portion of the land which is

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covered by said body of water shall not be included in the calculation of usable acreage.

- 3.131 “Use”. The purpose or activity for which the land or Building thereon is designated, arranged or intended, or for which it is occupied, utilized or maintained, and shall include the performance of such activity as defined by the performance standards of this Ordinance.
- 3.132 “Use, Accessory”. A Use subordinate to and serving the Principal Use or Structure on the same Lot.
- 3.133 “Use, Conditional”. A Use which has characteristic(s) which are or the impact of which is incompatible with the permitted uses within a zoning district but which, if properly controlled or restricted such as will eliminate or minimize said incompatibilities, may be permitted with a conditional use permit. A conditional use is a use or activity that may be allowed in a zoning district only upon showing that such use or activity can or will comply with all criteria and standards as outlined in the zoning ordinance and comprehensive plan.
- 3.134 “Use, Horticultural”. Use of the land, building, or structures associated with the cultivation of fruit, flowers, vegetables, shrubs and/or ornamental plants.
- 3.135 “Wholesale Use”. Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products.
- 3.136 “Variance”. Written approval waiving the requirements of this Ordinance in accordance with the requirements in Section X instances where the strict enforcement of said requirements would cause undue hardship because of unique circumstances not created by the owner.
- 3.137 “Wholesale Use”. Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products.
- 3.138 “Yard”. That open space, or those open spaces, on a Lot which does not contain any Buildings.
- 3.139 “Yard, Front”. The area between the front property line and the nearest building wall or front set-back line, which ever is the shortest distance.

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- 3.140 “Yard, Rear”. The area between the rear property line and the nearest building wall or front set-back line, whichever is the shortest distance.
- 3.141 “Yard, Side”. The area between the side property line and the nearest building wall or side set-back line, whichever is the shortest distance.
- 3.142 “Zoning Administration”. The Individual, regardless of job title, designated to supervise the application of this Ordinance and to enforce the provisions thereof.
- 3.143 “Zoning District” An area within the limits of the zoning jurisdiction for which the regulations and requirements governing use, height and size of structures and premises, are uniform.
- 3.144 “Zoning Map”. That map or those maps incorporated into and being a part of this Ordinance designating zoning districts as amended from time to time.

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