

Chapter 5. Zoning Use Districts.

5.1 Establishment of Zoning Districts. For the purpose of this Ordinance, the Town of Ford is hereby divided into Zoning Districts which shall be designated as follows:

R-1 Residential Zoning District..... “R-1” Chapter 6

R-2 Residential Zoning District..... “R-2” Chapter 7

C-1 Commercial Zoning District.....“C-1” Chapter 8

C-2 Commercial Zoning District.....“C-2” Chapter 9

5.2 Zoning Map.

- a) The location and boundaries of the Zoning Districts established by this Ordinance are set forth on the Zoning Map attached thereto, the original of which shall be on file with the Town Clerk.
- b) The Zoning Map may change from time to time; thus, the original version of the Zoning Map attached hereto may not show subsequent amendments. Inquiry should be made of the Zoning Administrator to determine if any amendments to the Zoning Map have been adopted and as to their affect.
- c) Said Zoning Map and all notation, references and other information shown thereon as hereafter amended shall have the same force and effect as if fully set forth herein.

5.3 Detachment. In the event of changes in the Town boundaries, the boundaries of the Zoning Districts shall be extended or retracted accordingly.

- a) Zoning District Boundaries. For purposes of this Ordinance, boundaries shall be determined as follows:
 - 1) Boundaries indicated as approximately following the center lines of Streets, highways, Alleys or railroad lines shall be construed to follow such center lines.
 - 2) Boundaries indicated as approximately following plotted Lot Lines shall be construed as following such Lot Lines.
 - 3) Boundaries indicated as following Shorelines shall follow Kanabec County Shore Land Ordinance.

PLEASE BE ADVISED THAT THIS IS A DRAFT OF THIS CHAPTER OF THE ORDINANCE AND IS SUBJECT TO FURTHER MODIFICATIONS, REVISIONS AND FINAL APPROVAL BY THE FORD TOWNSHIP BOARD OF SUPERVISORS AND PLANNING COMMISSION

- 4) Boundaries indicated as approximately following the Town boundaries shall be construed as following such boundaries
 - 5) Where a Zoning District boundary line divides a Lot which was in single or common ownership at the time of passage of this Ordinance and if any portion of the Lot which does not meet the criteria of the provisions of the Zoning District within which it is located without obtaining a Variance, the Planning Commission shall review and Town Board shall determine the location of the Zoning District boundary.
 - 6) The exact location of all Zoning District boundaries shall be reviewed by the Planning Commission and the Town Board shall make the final determination as to the exact location of all Zoning District boundaries.
- b) District Regulation. The requirements set forth in this Ordinance within each Zoning District shall apply uniformly to all land and Structures in said Zoning District as follows:
- 1) No Building, Structure or land shall hereafter be used or occupied and no Building, Structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the Zoning District in which it is located.
 - 2) No Building or other Structure shall hereafter be erected or altered in any manner contrary to the provisions of this Ordinance.
 - 3) No Yard or Lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum Lot Area requirements set forth herein. Yards or Lots created after the effective date of this Ordinance shall meet at least the minimum Lot Area and Lot Width requirements established by this Ordinance.
 - 4) In no event shall the combination of Off-Street Parking Spaces, Structures of any type, or other features cover more than sixty (60) percent of the Lot Area, resulting in less than forty (40) percent landscaped area in either the R-1 Zoning District or the R-2 Zoning District.