

SECTION 3. ZONING DISTRICT RULES OF APPLICATION

3.1 For the purpose of this ordinance, pope county is hereby divided into zoning districts which shall be designated as follows:

3.1.1 General Zoning Districts

- Shoreland-General Development District (S-GD)
- Shoreland-Recreational Development District (S-RD)
- Shoreland-Natural Environment District (S-NE)
- Shoreland-Rivers/Streams District (S-RS)
- Residential District (R)
- Agriculture-Non-Intensive (A-1)
- Agricultural Protection District (A-2)

3.1.2 Specific Zoning Districts

- Special Protection District (SP)
- Special Residential District (SR)
- Special Commercial District (SC)
- Special General Use District (SG)
- Historic District (H)
- Special Agricultural District (SA)
- Special Urban Expansion District (SU)

3.2 The requirements set forth in this section for each of the districts defined as part of this ordinance shall govern the development within the said districts. The county is hereby divided into zoning use districts as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

3.3 The official zoning map shall be identified by the signature of the chairman of the county board of commissioners, attested by the county auditor, and bearing the seal of the county under the following words: "this is to certify that this is the official zoning map of Pope County, Minnesota. If, in accordance with the provisions of this ordinance, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be made on the official zoning map promptly after the amendment has been approved by the county board.

The official zoning map shall be supplemented by a map prepared by or at the direction of the Pope County Highway Department which classifies and identifies all public roads in the unincorporated areas of the county as Arterials, Major Collectors, Minor Collectors, and other roads. Such map shall be approved, signed, and attested to in the same manner as the official zoning map and shall bear the following language: "This is to certify that this is an official supplement to the zoning map of Pope County, Minnesota." This supplement shall be used only to determine the setbacks from the public roads applicable in all districts other than shoreland districts.

3.4 Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance and punishable as provided under the provisions of this ordinance.

- 3.5** Regardless of the existence of purported copies of the official zoning map which may, from time to time, be made or published, the official zoning map, which shall be located in the office of the zoning administrator, shall be the final authority as the current zoning status.
- 3.6** Final determination of the exact location of land use district boundaries shall be made by the zoning administrator with the concurrence of the county board of commissioners and subject to appeal to the board of adjustment.
- 3.7** Land use regulations as established by this ordinance for general districts shall govern except where areas of these districts are more specifically defined in specific districts. For each zoning district, there are listed permitted uses and uses requiring conditional use permit. For a proposed use listed as a permitted use, permits are obtained from the zoning administrator. For a proposed use listed as a conditional use, permit application is made to the zoning administrator, but the permit is issued by the county board. Conditional uses may be compatible within the zoning districts, but by their nature shall be reviewed at a hearing by the planning commission to ascertain compatibility and can be issued only by the county board of commissioners in the form of a conditional use permit. A conditional use permit shall be required for expansion or addition to existing conditional uses, and shall meet section 10 requirements. A proposal for a use not listed as a permitted use or as a conditional use requiring conditional use permit shall initially require a request for rezoning to the appropriate zoning district as listed in section 9. The general zoning districts are as follows with each respective permitted uses and uses requiring conditional use permit.