

ZONING ORDINANCE - TOWN OF SOUTH HARBOR - MILLE LACS COUNTY, MN

The Town Board of the Town of South Harbor does hereby ordain:

1. The County of Mille Lacs has adopted and amended from time to time a zoning ordinance, including regulations for shoreland management.
2. Under the provisions of said county ordinances, the vast majority of the land contained within the Town of South Harbor has been zoned "R-1" under said county ordinances.
3. Pursuant to M.S. 394.33, the town may adopt official controls, but only to the extent such controls are not inconsistent with, or more restrictive than, the county controls.
4. While the official controls of the county do not qualify as a "code" or otherwise for adoption by reference under the provisions of M.S. 471.62, the Town Board, and the property owners in the town, must nevertheless recognize and honor the county controls, including the county zoning ordinance.
5. The town adopts the following official control, deeming it more restrictive than the county controls. For the purpose of this ordinance, the entire area of the town shall be deemed an "R-1" district under the present or any amendment of the county zoning ordinance, and all lands within the town shall be subject to the following restrictions for residential development:
 - a. Each single family dwelling shall have a minimum width of 20 feet, a minimum length of 30 feet, and a total ground floor area of not less than 750 square feet.
 - b. Each single family dwelling (residence) shall be placed upon and supported by a permanent, perimeter footing and foundation extending not less than 42" below finished grade, the footing being not less than 8" thick (vertically) and not less than 4" wider (horizontally) than the foundation, the foundation being of poured concrete, cemented concrete blocks or any other material recognized for such use under the Uniform Building Code.
 - c. Each single family dwelling (residence) shall also be served by (a) a well meeting the requirements of state law and any applicable state regulations and (b) an individual sewage treatment system complying with the provisions of Chapter 7080 of Minnesota Rules.
6. There is hereby established a Town Planning Commission consisting of three persons which may include members of the Town Board. Planning Commission members shall be appointed by the Town Board, and

shall serve terms of two years. The Planning Commission shall be advisory to the Town Board.

7. There is hereby established a Board of Appeals and Adjustments. The Planning Commission shall serve as the Board of Appeals and Adjustments, and shall have those powers set forth in M.S. 462.357(6). The decisions of the Board of Appeals and Adjustments shall be advisory to the Town Board. The decisions of the Town Board shall be subject to judicial review.

This instrument drafted by
Barry L. Blomquist
726 Elm Street
P.O. Box 578
North Branch, MN. 55056

BY ORDER OF THE TOWN BOARD
OF SOUTH HARBOR

Jan Thorsen
Chairman

Attest:

Dawn Uwant
clerk

COUNTY RECORDER
MILLE LACS COUNTY, MN
FILED

JUL 17 1991

TIME 9:00 A. M.
SHARON KLEINGARTNER
COUNTY RECORDER
Sharon Kleingartner DEPUTY