

**SECTION 5. CLASSIFICATION OF DISTRICTS**

**SUBDIVISION 1. DISTRICTS**

For the purpose of this section, Le Sueur County is hereby divided into classes of districts, which shall be designated as follows;

A. AGRICULTURE DISTRICT

A Agriculture

B. CONSERVATION DISTRICT

C Conservancy  
SP Special Protection (Shoreland)

C. RESIDENCE DISTRICTS

RI Urban/Rural Residential  
RR Recreational Residential (Shoreland)

D. SHORELAND DISTRICTS

SP Special Protection  
RR Recreational Residential  
RC Recreational Commercial

E. COMMERCIAL DISTRICTS

RC Recreational Commercial (Shoreland)  
B General Business

F. INDUSTRY DISTRICT

I General Industry

G. OVERLAY DISTRICTS

MR Mineral Resources  
  
FP Flood Plain  
FW Floodway  
FF Flood Fringe  
  
AZ Airport Zoning

## **SUBDIVISION 2. ZONING MAP**

The location and boundaries of the districts established by this Ordinance are hereby set forth on the zoning maps to include the Mineral Resources Overlay map, the Airport Zoning Overlay map, and the Flood Plain Overlay map, which shall include the Flood Insurance Study and the Flood Insurance Rate Map (FIRM) panels for Le Sueur County Minnesota and Incorporated Areas. Said maps are hereby made a part of this Ordinance and shall be known as the "Official Zoning Maps" Said maps, consisting of sheets and all notations, references, and data shown thereon are hereby incorporated by reference into this Ordinance and shall be as much a part of it as if all were fully described herein. It shall be the responsibility of the Department to maintain said maps, and amendments thereto shall be recorded on said Official Zoning Maps within forty five (45) calendar days after official adoption and publication of such amendments. The official Zoning Maps shall be kept on file in the County Auditor's office.

## **SUBDIVISION 3. DISTRICT BOUNDARIES**

- A. The boundaries between districts are, unless otherwise indicated, the center lines of highways, roads, streets, alleys, or railroad right-of-way or such lines extended or lines parallel or perpendicular thereto; or section, half section, quarter section, quarter-quarter-section or other fractional section lines of the United States public land surveys, as established by law. Where figures are shown on the Official Zoning Map between a road and a district boundary line, they indicate that the district boundary line runs parallel to the road center line at a distance therefrom equivalent to the number of feet so indicated, unless otherwise indicated.
- B. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of a change in a shoreline, the boundary shall be construed as moving with the actual shoreline of a river, stream and tributary and the Ordinary High Water Level (OHWL) of a lake.

## **SUBDIVISION 4. FUTURE DETACHMENT**

Any land detached from an incorporated municipality and placed under the jurisdiction of this Ordinance in the future shall be placed under the Agriculture (A) District, until placed in another district by action of the Board of County Commissioners after recommendation of the Planning Commission.

**SUBDIVISION 5. USES NOT PROVIDED FOR IN ZONING DISTRICTS**

Whenever in any Zoning District a use is neither specifically permitted or conditional use, the use shall be considered prohibited. In such case the Board of County Commissioners and/or Planning Commission, upon the application of the property owner or Department, may conduct a study to determine if the use is acceptable and, if so, what Zoning District would be most appropriate, and the determination as to conditions and standards relating to the development of the use. The Board of County Commissioners and Planning Commission may also initiate an amendment to the Zoning Ordinance, if appropriate, to provide for the particular use under consideration or shall find that the use is not compatible within certain Zoning Districts

**SUBDIVISION 6. APPEALS AS TO DISTRICT BOUNDARIES**

Appeals from the Department's determination of the exact location of district boundary lines shall be heard by the Board of Adjustment for a judgment as to the location of the district boundaries. A judgment by the Commissioner of Natural Resources may also be sought in the event that agreement relative to precise location of shoreland and flood plain district boundaries cannot be obtained.