

ORDINANCE NO.

The zoning ordinance of Jadis Township, Roseau County, Minnesota, relating to and regulating the location and use of structures, the arrangement of structures on lots, the density of population, the most appropriate use of the land, and provisions for adequate transportation, sewage disposal and water supply, and for the purpose of promoting the public health, safety, order, convenience, prosperity and general welfare in said Jadis Township, and for the said purpose, to divide the Township into use Districts, and make different regulations for different Districts.

The Board of Supervisors of Jadis Township does ordain as follows:

Article I TITLE

This Ordinance shall be know, cited and referred to as the Jadis Township Zoning Ordinance.

Article II. LEGISLATIVE INTENT AND STATEMENT OF PURPOSE

The primary purpose of this Ordinance adopted by the Town Board of Jadis Township, Roseau County, Minnesota, on _____ is to insure public health, safety and general welfare of the inhabitants of the Township of Jadis by protecting and conserving the character and social and economic stability of the agricultural, residential, commercial, industrial and other use areas, by securing the most appropriate use of land, preventing the overcrowding of the land and undue congestion of population, and facilitating adequate and economical provision of transportation, water supply and sewage disposal, schools, recreation and other public requirements.

Article III. DISTRICTS

The unincorporated area of Township of Jadis is hereby divided into the following use districts:

- A - Agricultural
- R - Residential
- C - Commercial
- I - Industrial

The districts above named are hereby established and shown on the map which shall be referred to as the "Official Zoning Map", and which map is hereby made a part of this Ordinance and copies thereof shall be kept by the Town Clerk and shall be available for public inspection. A copy of said map is attached hereto and made a part hereof and is marked "Exhibit A"

Notice of the adoption of this Ordinance may be recorded in the Office of the Register of Deeds of Roseau County, Minnesota. Changes in the official zoning map shall be made by the Clerk of such times as this Ordinance is properly amended as provided herein.

Article IV. DEFINITIONS

- A. ACCESSORY BUILDING - a subordinate building or structure on the same lot or part of the main building occupied by or devoted exclusively to an accessory use.
- B. ACCESSORY USE - a use naturally and normally incidental to, subordinate to, and auxiliary to the permitted use of the premises.
- C. BUILDING/PRINCIPAL - a building or structure in which is conducted the main or principal use of the lot on which said building or structure is situated.
- D. DISTRICT - any section of the Township of Jadis from which the regulations governing the use of buildings and land are uniform.
- E. DWELLING - any house or building or portion thereof which is occupied wholly as a home, residence or sleeping place of one or more human beings, either permanently or transiently. In case of mixed occupancy where a building is occupied in part as a dwelling, the part so occupied shall be deemed a dwelling for the purpose of this Ordinance and shall comply with the provisions thereof relative to dwellings.
- F. DWELLING, ONE FAMILY - a dwelling occupied only by one family, and so designed and arranged as to provide cooking and kitchen accommodations and sanitary facilities for one family, together with such domestic help as may be necessary to service and maintain the premises and their occupants. No dwelling shall be less than 960 sq. ft. and not less than 14 feet in width.
- G. DWELLING, TWO FAMILY - a dwelling so designed and arranged to provide cooking and kitchen accommodations and sanitary facilities for occupancy by two families.
- H. DWELLING, MULTIPLE - a building used or intended to be used as a dwelling by three or more families or as an apartment house or terrace building.
- I. FARM - a farm shall be a parcel of land which is worked as a single, contiguous unit of no less than five acres in extent.
- J. FARM YARD - that area of a farm immediately around the farm residence where accessory buildings are located and are used in conjunction with general agricultural operations of the farm.
- K. HOME OCCUPATION - any occupation or profession carried on by a member of a family residing on the premises in connection with which there is used no sign other than

the one non-illuminated name plate measuring not more than 1 by 1 1/2 feet in area attached to the building entrance, provided that:

- a. No commodity is sold upon the premises.
- b. No person is regularly employed for commercial purposes other than a member of the immediate family residing on the premises.
- c. No more than 25% of the total floor area is to be used for said home occupation.

L. JUNK YARD - a place maintained for keeping, storing or piling in commercial quantities, whether temporarily, irregularly or continually, buying or selling at retail or wholesale any old, used or second hand material of any kind, including such motor vehicles, machinery and/or parts thereof, cloth, metal, or articles from its worn condition render it practically useless for the purpose for which it was made and which is commonly classed as junk. This shall include a lot or a yard for keeping of unlicensed motor vehicles or the remains thereof, for the purpose of dismantling, sale of parts, sale of scraps, storage or abandonment. This shall not prohibit the keeping of one unlicensed motor vehicle within a garage or other structure in residential districts, or two unlicensed motor vehicles, not including farm implements, within the agricultural districts.

M. LOT - a piece or parcel of land occupied or to be occupied by a building structure, or by other activity permitted thereon and including the open space as required under this Ordinance. A lot need not be a lot of existing record.

N. MOBILE HOME OR TRAILER COACH - any mobile home, house, car, house trailer or similar mobile unit which may be used as a portable dwelling.

O. MOBILE HOME OR TRAILER COACH PARK - this term applies to any lot or tract of land upon which two or more occupied trailer coaches or mobile homes are harbored, with or without charge, and including any building or enclosure intended for the use as part of the equipment of such park.

P. STRUCTURE - anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Q. STRUCTURE ALTERATION - any changes in the supporting members of a building such as bearing walls, columns, beams or girders or any substantial change in the roof or exterior walls.

R. WATERFRONT - land adjoining water, either a river or a lake, and within 300 feet thereof.

S. ZONING MAP - the areas comprising the zoning districts and boundaries of said districts, as shown upon the maps attached hereto and made a part of this Ordinance, being

designated as Township of Jads Official Zoning Map, with all proper notations, references and other information shown thereon.

Article V. GENERAL REGULATIONS

The following regulations in this section shall apply equally to all districts.

Section 5.1 Compliance Required:

No land, building or structure or part thereof hereafter may be erected, installed, altered, constructed, reconstructed, maintained, used or occupied except in conformity with the provisions of this Ordinance. Minimum lot size for all new real estate property descriptions shall be one acre in size, not including public road rights-of-way, unless said description is included in the plat of a subdivision.

Section 5.2 Approval of plats.

No proposed plat of a new subdivision shall hereafter be approved unless that plat obtains a permit from the Jads Township Board and fully conforms with the statutes of the State of Minnesota and ordinances of Roseau County, Minnesota, as adopted.

Section 5.3 Building under construction.

Any permitted use, buildings or structure, the construction of the whole or part of which has been started prior to the effective date of this Ordinance may be completed.

Section 5.4 Essential Services.

Essential services shall be permitted as authorized and regulated by law and other ordinances, it being the intention hereof to except such essential services from the application of the Ordinance.

Section 5.5 Excavation of mineral material.

The use of land for the excavation for commercial purposes of mineral material or removal of topsoil, sand or gravel is not permitted in any district, except by the granting of a special use permit by the Township Board. A special permit allows the Township Board to set those conditions necessary for preserving the public health, welfare and safety by setting such conditions as to guarantee proper management of those areas used for the purposes outlined in this Section. Special use permit applications can be obtained from the Township Clerk.

Section 5.6 Fences.

No fence, wall structure, planting or obstruction shall be permitted over three feet in height within twenty feet of any corner of any road, highway or street corner right-of-way in order to insure traffic visibility across the corner.

Section 5.7

Dumping and disposal of rubbish and maintenance of junk yards in Jads Township is illegal except for facilities which are duly licensed by the State of Minnesota, are permitted by Roseau County, and have been issued a Conditional Use Permit by the Jads Township Board.

Section 5.8 Sanitary Provisions.

Sewage disposal systems shall be connected to municipal sewer systems when available. Sewage disposal systems constructed or repaired after the date of this ordinance shall conform to the minimum standards set forth by Roseau County and the State of Minnesota.

Article VI ZONING DISTRICTS

Section 6.1 Agricultural District

The regulations set forth in this section, or set forth in this Ordinance when referred to in this section, are the regulations in the Agricultural District. This District is established to accommodate areas that are predominantly agricultural in character or are single family dwellings in unplatted, large lot residential areas. As urban development expands, areas suitable for urban uses can be rezoned by the township. Property zoned agricultural shall be used for the following purposes:

6.11 Permitted Uses:

- a. Agriculture and general farming, including the raising of livestock and poultry; dairying, horticulture, farm forestry and similar agricultural enterprises.
- b. Usual and customary accessory farm buildings including 1 or 2 family residences.
- c. Forestry or wildlife habitat.
- d. Truck gardens and nurseries.
- e. Publicly owned outdoor recreational areas, including boat accesses, beaches, playgrounds and similar areas.
- f. Public utility buildings such as substations, transformer stations and regulator stations without service or storage yards.

g. Public, parochial, private and nursery schools, churches and community buildings.

h. One (1) temporary building for the sale of the produce of any of the above uses, located not less than twenty (20) feet from the street or highway right-of-way line and provided that space for patron parking twenty (20) feet from said street or highway right-of-way line is provided.

i. Cemeteries, including animal cemeteries.

j. Commercial radio and television towers and transmitters.

6.12 Uses Requiring Conditional Use Permits.

a. Raising of fur bearing animals or kennels provided no cage or pen housing such animals is located nearer than two hundred (200) feet to any lot line.

b. Mobile home parks and campgrounds.

Section 6.2 Residential District.

The regulations set forth in this section, or set forth in this Ordinance when referred to in this section, are the regulations in the Residential District. This district is established to preserve residential neighborhoods as desired by large numbers of people, from other uses except those which are both compatible and convenient to the residents of such a district. A building or premises shall be used only for the following purposes:

6.21 Permitted Uses

- a. One and two family dwellings.
- b. Home occupation provided that such use shall be conducted entirely within the dwelling, that there shall be no display, advertising or other indication of such use other than one sign not exceeding one (1) foot by one and one-half (1 1/2) feet in area bearing the name and occupation (word only) of the practitioner, and that the building and premises shall be so treated and permitted activity so conducted that it will be in harmony with the character of the district.
- c. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of such construction work.
- d. Accessory buildings or structures and uses customarily incidental to any of the uses listed in this section when located on the same property.

e. Public utility buildings, such as substations, transformer stations and regulator stations without service or storage yards, subject to approval of the Township Board in consideration of public health, safety and morals.

f. Publicly owned outdoor recreation areas.

g. Public hospitals, but not including mental institutions or sanitariums.

h. Agricultural uses limited to the raising of crops, but not to include the raising of any livestock, poultry, furbearing animals or any living creature for sale or breeding purposes except as provided in Uses Requiring Conditional Use Permits.

6.22 Uses Requiring Conditional Use Permits.

a. Single or multi-family terrace dwellings, row houses or apartment houses in groups of not more than sixteen (16) housekeeping units in any one building.

b. Golf Courses.

c. Mobile home parks or trailer coach parks meeting the requirements of the Trailer Coach Park Law, Chapter 327.10-327.28, Minnesota Statutes of 1965 amended, and the provisions of this Ordinance.

d. Accessory buildings or structures customarily incidental to any of the above uses including, but not limited to storage units, cabanas, caretaker's office, recreational use areas or structures and laundry facilities.

e. Maintaining cattle, sheep, horses, poultry and commonly known as domesticated farm animals.

f. Other agricultural uses presently in existence in the zoned area.

Section 6.3 Commercial District.

The regulations set forth in this section, or set forth in this Ordinance when referred to in this section, are the regulations in the Commercial District. This district is established to accommodate commercial activities convenient to a motorist. A building or premises shall be used only for the following purposes:

6.31 Permitted Uses.

a. Restaurants, including drive-ins.

b. Gasoline service stations and commercial garages.

c. Automobile, truck, boat and trailer sales and service establishments.

d. Motels and motor courts.

e. Bowling alleys and miniature golf courses.

f. Personal service shops, such as barber and beauty shops, shoe repair shops, laundry and dry cleaning pickup establishments and other similar uses.

g. Medical and animal clinics.

h. Residences when included as an integral part of the principal building to be occupied by the owner or his employee.

i. Accessory buildings, structures or uses customarily incidental to any of the above listed uses when located on the same property.

j. Food services, including grocery stores, meat and fruit markets, supermarkets, restaurants, delicatessens, and other similar uses.

k. Equipment services, including radio and television shops, electrical appliance shops, show room of a plumber, decorator or similar trade, or farm equipment.

l. Hotels, motels, private clubs, private lodges, wholesale establishments, trade schools, commercial parking garages, sales rooms, public transportation terminals, public utility buildings and transformer stations without storage yards.

m. Recreation service, including theaters, bowling alleys, pool and billiard rooms, dancing academies and roller and ice skating rinks.

n. Any commercial establishments or professional services or commercial services not specifically stated or implied elsewhere in this Ordinance.

o. Buildings and uses customarily necessary to any of the above permitted areas or uses, but which will not be detrimental either by reason of odor, smoke, noise or vibration to the surrounding neighborhood.

6.32 Uses Requiring Conditional Use Permits.

a. Multiple dwellings.

b. Mobile home parks.

c. Campground.

Section 6.4 Industrial District.

36

The regulations set forth in this section, or set forth in this Ordinance when referred to in this section, are the regulations in the Industrial District. This district is established to accommodate business and industrial uses so that they do not create serious problems of compatibility with other kinds of land uses and to make provisions for certain kinds of commercial uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of people in these areas. A building or premises shall be used only for the following purposes:

6.41 Permitted Uses.

- a. Building materials storage yards.
 - b. Contractor's equipment rental or storage yards.
 - c. Feed and fuel yards.
 - d. Public utility service buildings and yards and electric transformer stations and substations.
 - e. Any wholesale business, including warehousing and storage buildings, commercial laundries and dry cleaning plants.
 - f. Manufacture, compounding or treatment of such products as food, cosmetics, and pharmaceuticals.
 - g. Manufacture, compounding or treatment of such articles or merchandise from the following previously prepared materials which have been manufactured elsewhere: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals, or stones, shells, textiles, tobacco, wood (excluding planing mills), yarns and paint, not employing a boiling process.
 - h. Any kind of manufacturing process or treatment of products using light machinery such as tool and die shops and metal fabricating plants.
 - i. Any lawful use of land or building not herein expressly prohibited or provided for and which, by its nature does not, through noise, dirt, soot, offensive odors or unsanitary conditions constitute either a public or private nuisance.
- 6.42 Uses Requiring a Conditional Use Permit.
- a. Manufacturing of cement, lime, gypsum or plaster.
 - b. Distillation of bone, coal, tar, petroleum, refuse, grain or wood.
 - c. Explosive manufacture or storage.

d. Fertilizer manufacturing or storage.

- e. Garbage, offal, dead animals, refuse, rancid fats, incineration, glue manufacturing, size or gelatine manufacturing where the processes include the refining or recovery of products from animal refuse or offal.
- f. Livestock feeding yards, slaughtering of animals or stock yards.
- g. Petroleum or asphalt refining or manufacturing.
- h. Smelting or refining of metals from ores.
- i. Steam and board hammers and forging presses.
- j. Storing, curing and tanning of raw, green or salted hides or skins.
- k. Sulphurous, sulphuric, nitric, picric, carbolic or hydrochloric or other corrosive acid manufacturing and/or bulk storage thereof.
- l. Quarrying and crushing of rock and other minerals.

Article VII. Non-Conforming Use.

Section 7.1 The following provisions shall be applicable to any non-conforming use in any of the districts.

7.11 Buildings: The lawful use of a building or structure on land existing at the time of the adoption of this Ordinance may be continued, although such use does not conform with the district provisions hereof.

7.12 Extension: A non-conforming use may be extended throughout the building or structure, provided no structural alterations or changes are made therein, except those required by law or ordinance or such as may be necessary to secure or insure the continued advantageous use of the building during its natural life.

7.13 Damaged: Any non-conforming building or structure damaged more than sixty percent of its then appraised value, exclusive of foundations at the time of damage by fire, collapse, explosion or acts of God or public enemy, shall not be restored or reconstructed and used as before such happening; but if less than sixty percent damaged above the foundation, it may be restored, reconstructed or used as before, provided that it is done within twelve months of such happening and that it be built of like or similar materials.

7.14 Land: The non-conforming use of land where a structure thereon is not so employed, existing at the time that this Ordinance becomes effective, may be continued provided.

a. The non-conforming use of land shall not in any way be expanded or extended either on the same or adjoining property.

b. That if the non-conforming use of land is hereafter discontinued or changed, then the future use of such land shall be in conformity with the provisions of this Ordinance.

7.15 Change: Whenever a non-conforming use has been changed to a conforming use, or to a use permitted in a district of greater restrictions, it shall not thereafter be changed to a non-conforming use of a less restricted area.

7.16 Discontinuance: In the event that a non-conforming use of any building, building and land, or land only is discontinued for a period of one year, the use of the same shall conform thereafter to the uses permitted in the district in which it is located.

7.17 Zone Change: The foregoing provisions relative to non-conforming uses shall apply to buildings, land and uses which hereafter become non-conforming due to reclassification of districts under this Ordinance.

Article VIII. Administration.

Section 8.1 Building Permits.

On and after the effective date of this Ordinance no person shall erect, install, alter, demolish or remove any building structure or part thereof, the value of which exceeds 50 sq. feet without first securing a permit thereof.

8.11 Application for a permit shall be signed by the applicant or his agent and filed with the township inspector or clerk. Application shall be accompanied by a plat plan or sketch showing the location of the improvement in relation to adjoining boundary lines, roadways and existing improvements.

8.12 The application shall state the nature of the proposed construction, alteration or repair, the estimated cost and the present and proposed use of the land or any structure on the premises.

8.13 A minimum fee shall be \$5.00 for any building permit required under this Ordinance. Any permit for erection, alteration, demolition or removal of any building structure or part thereof exceeding \$5,000.00 in estimated cost shall require an additional fee of \$1.00 per thousand or any part thereof after the first \$5,000.00. A minimum fee of \$5.00 shall cover up to the first \$5,000.00 of any cost.

Section 8.2 Conflict with other laws.

8.21 Whenever any provision of this Ordinance imposes requirements more stringent than required by existing provisions of the State of Minnesota or any other ordinance or

regulation of Roseau County or Jadis Township, the provisions of this Ordinance shall govern.

Section 8.3 Conditional Use Permits.

8.31 Application for a conditional use permit shall be accepted by the Township Inspector or Clerk upon the payment of a fee, the sum as established by the Jadis Township Board. All applications shall be referred by the Township Inspector or Clerk to the Jadis Township Board. The Township Board, within 45 days after the receipt of the application, shall consider the application at a public hearing after published and posted notice has been given. Notice shall be published in a local newspaper at least 10 days prior to the public hearing and notice shall be posted at one posting place at least 10 days before said meeting. All property owners within 500 feet of a residential or commercial area or 1500 feet in any other area shall be notified by U.S. Mail as to the time and place of the public hearing. The Town Board may grant or deny the application by majority vote of its members. A conditional use permit, when not used, shall expire one year following the date of issuance, unless written extension is granted by the Town Board.

Section 8.4 Conditional Use Review Criteria.

8.41 No conditional use shall be approved by the Town Board of Jadis Township unless the Board shall find:

a. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminished and impair the property values within the immediate vicinity.

b. That the establishment of the conditional use permit will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

c. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

d. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

e. Any use permitted under the terms of any conditional use permit shall be established and conducted in conformity with the terms of such permit and of any conditions designated in common therewith.

Section 8.5 Administration.

8.51 It shall be the duty of the Town Board to administer and enforce the provisions of this Ordinance. The Town Board at its option may appoint a Township Inspector to administer and enforce under the direction of the Town Board the provisions of this Ordinance.

Section 8.6 Amendments.

8.61 This Ordinance may be amended, changed, or altered by favorable majority vote of the Town Board. A zone change shall be considered an amendment to this Ordinance. The fees will be determined by the Jadis Township Board. All applications shall be referred by the Township Inspector or Clerk to the Jadis Township Board. The Township Board, within 45 days after the receipt of the application, shall consider the request to amend the Ordinance at a public hearing after required public notice has been given. Notice shall be published in a local newspaper at least 10 days prior to the public hearing and notice shall be posted at one posting place at least 10 days before said meeting. All property owners within 500 feet of a residential or commercial area or 1500 feet in any other area shall be notified by U.S. Mail as to the time and place of the public hearing. The Town Board may grant or deny the amendment by majority vote of its members. Proceedings for amending this Ordinance shall be initiated by at least one of the following three methods:

- a. By petition of owner or owners of property which is proposed to be rezoned or for which the regulations are to be changed.
- b. By action of the Town Board.
- c. Petition of ten or more affected property owners of any proposed change in zoning or regulations.

Section 8.7 Variances.

Where there are practical difficulties of unnecessary hardship in any way of carrying out the strict letter of the provisions of this Ordinance, any affected person or party may make an appeal for variance. Applications for variance shall be considered and may be granted by the Jadis Township Board of Adjustments.

The Jadis Township Board shall act as the Board of Adjustments.

The Board of Adjustments shall not permit as a variance any use that is not permitted under this Ordinance in a designated zoning district. In order to grant a variance the Board of Adjustments must determine that the hardships or difficulties stated in the request for variance have to do with the characteristics of the land and not of the property owner. The Board of Adjustments may impose conditions in the granting of variances to insure compliance and to protect adjacent properties. The procedure for consideration of variance request is as follows:

8.71 Application for variance shall be accepted by the Jadis Township Clerk upon payment of a fee, the sum as established by the Township Board. All applications shall be referred by the Township Clerk to the Township Board of Adjustments. Application for amending this Ordinance shall be initiated by at least one of the following three methods:

- a. By petition of owner or owners of property which is proposed to be rezoned or for which the regulations are to be changed.
- b. By action of the Town Board.
- c. Petition of ten or more affected property owners of any proposed change in zoning or regulations.

8.72 The Township Clerk shall call a meeting of the Jadis Township Planning Commission, which is authorized to review variance request and make recommendations to the Board of Adjustments. The Planning Commission will meet and consider the variance and will make its recommendation to the Board of Adjustments previous to the date of the scheduled public hearing.

8.73 The Township Board of Adjustments, within 45 days after the Township Clerk is in receipt of the application, shall consider the application at a public hearing after required notice has been given. Notice shall be published in a local newspaper at least 10 days prior to the public hearing and notice shall be posted at one posting place at least 10 days before said meeting. All property owners within 500 feet of a residential or commercial area of 1500 feet in any other area shall be notified by U.S. Mail as to the time and place of the public hearing. The Town Board may grant or deny the amendment by majority vote of its members.

Section 8.8 Petitions Previously Denied.

8.81 A period of not less than one year is required between presentation of petitions for change or amendment applying to a specific piece of property where prior petition was denied.

Section 8.9 Violations and Penalties.

8.91 Any person or corporation who shall violate or refuse to comply with any of the provisions of this Ordinance shall be guilty of a misdemeanor as defined by M.S. 609.02 as amended.

Section 8.10 Effective Date

8.101 This Ordinance shall take effect and be in force from and after its passage and published according to law.

Section 8.11 Validity.

8.111 Should any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not effect the validity of the Ordinance as a whole or any part thereof other than the parts declared invalid.

Adopted by the Jadis Township Board this 11th day of April, 1995.

Ray Halverson
Chairman

Richard Magnusson
Supervisor

Annika Pika
Supervisor

Attest:

Carmen Prewer

Clerk

Carol Holland

JADIS TOWNSHIP LAND USE POLICY PLAN

INTRODUCTION: Jadis Township is located in central Roseau county, adjacent to the city of Roseau. Jadis Township is experiencing a period of rapid growth which includes substantial demand for new residential, commercial, and industrial development. The Township Board, in awareness of the fact that uncontrolled development can have a serious impact on the environmental and economic stability of the township, has pursued a course of planning to guide the future of Jadis Township.

The plan is intended to be a general and flexible guide for future physical development within the township.

STATUTORY AUTHORITY:

Statutory authority enabling townships to plan and adopt building and zoning regulations is contained in Minnesota Statutes Section 394.33, 366.10, 366.18, 368.01, and other applicable Minnesota statutes.

PHYSICAL CHARACTERISTICS:

The land in Jadis Township is primarily suited for agricultural purposes, although there is a substantial amount of property highly suitable for residential development. The goals and policies contained in this plan have been designed to preserve, protect and promote a high quality of life for the people of Jadis Township.

GOALS AND POLICIES:

The following are the goals, and policies for the various functional elements of the use plan.

GOAL:

To preserve, protect and improve agricultural land and to promote the family farm in the rural portion of the township.

POLICY:

The support of specific programs and ordinances that promote and protect the agricultural sector.

GOAL:

To plan for the compatible arrangement and orderly development of land uses within the township.

POLICY:

The encouragement of non-farm growth to locate in areas not conducive to agricultural activities.

GOAL:
To maintain and improve the quality of the air, land and water resources in the township.

POLICY:
The discouragement of developments which exceeds the capacity of the air, land and water resources.

GOAL:
To provide for an adequate transportation system in the township.

POLICY:
The maintenance and improvement of roads which provide rapid, safe and economical movement of goods and people.

GOAL:
To encourage development which is compatible to the quality of life desired by the residents of the township.

POLICY:
The support of business and industry which will bring maximum benefit and minimum inconvenience to the residents of the township.

VIOLATIONS AND PENALTIES:
A person who knowingly violates a provision or rule of these zoning regulations is guilty of a misdemeanor.

EXHIBIT "B"

MANUFACTURED HOMES AND MOBILE HOMES

Manufactured or mobile homes are acceptable if such homes comply with the following conditions:

- A. A building permit and any other required permits shall be obtained for such homes.
- B. No such home shall have a ground floor space of less than 960 square feet.
- C. No such home shall have a width of less than 14 feet.
- D. A mobile home must be placed upon a packed gravel-base or concrete pads.
- E. Any such manufactured homes or mobile homes shall have exterior siding extending from within six inches of the finished grade or two inches of foundation, which siding shall be of a conventional exterior dwelling-type material.
- F. All such homes shall be built in conformance with Minnesota Statutes.
- G. All manufactured homes shall have available for inspection, manufacturer's instructions specifying how said home is to be situated on a permanent foundation.
- H. All exterior and bearing stud walls to be of at least 2" x 4" construction.
- I. All mobile homes must be fully skirted around entire perimeter including covering of hitch (preferably the hitch should be removed) and the entry way. The skirting material must be of wood or a metal material.

