

Article 4 Zone Districts and District Requirements

Sec. 4.01 District Enumerated

For purposes of this Ordinance, Cook County is hereby divided into zone districts, as follows:

1. FAR-1 Forest/Agriculture Recreation District
2. FAR-2 Forest/Agriculture Residential District
3. FAR-3 Forest/Agriculture Residential District
4. LSR Lake Shore Residential District
5. R-1 Single Family Residential District
6. LR-1 Lutsen Town Center Single Family Residential District
7. LR-2 Lutsen Town Center Residential Incentive District
8. LTCG Lutsen Town Center General Commercial
9. LMGC Lutsen Mountaintop General Commercial District
10. TMU Tofte Mixed Use District
11. TP Tofte Park District
12. TGC Tofte General Commercial District
13. RC/R Resort Commercial/Residential District
14. GC General Commercial District
15. LI Light Industrial District
16. HI Heavy Industrial District
17. BDA Business Development Area
18. LBDA Light Business Development Area
19. WAOD Wildwood Acres Overlay District

Sec. 4.02 Zone District Map

The location and boundaries of the districts established by this Ordinance are hereby set forth on the Zoning Map and said Map is hereby made a part of this Ordinance. Said Map 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 Planning & Zoning Administrator to maintain said Map, and amendments thereto shall be recorded on said Zoning Map within thirty (30) days after adoption of amendments. The Zoning Map shall be kept on file in the Office of the Planning & Zoning Administrator.

Sec. 4.03 Zone District Boundaries

The boundaries between districts are, unless otherwise indicated, the centerlines of highways, roads or railroad right-of-way or such lines extending or lines parallel or perpendicular thereto; or lines on a registered plat; or section, half section, quarter-section, quarter-quarter-section or other fractional section lines of United States public land surveys, as established by law. Where figures are shown on the Zoning Map between a road and a district boundary line, they indicate that the district boundary line runs parallel to the road centerline at a distance indicated.

In the Lake Shore Residential Zone District, the zone district boundary shall extend 300 feet back from the shoreline of each lake, river or stream designated in Appendix I, attached herein and made a part hereof. Provided that, additional land may be included in such district by amendment to the Zoning Map when such addition is a continuation of platted shoreland or otherwise consistent and in harmony with existing lakeshore development and surrounding development.

Sec. 4.04 Future Jurisdiction

Any land placed under the jurisdiction of this Ordinance in the future shall be placed in the Single Family Residential District until placed in another district by action of the Board of Commissioners after recommendation from the County Planning Commission.

Sec. 4.05 FAR-1 Forest/Agriculture Recreation District

The principal purpose of the Forest/Agriculture Recreation (FAR-1) District is to provide for forest management, agriculture uses and recreational activity in the less developed areas of the County.

A. Permitted Uses:

1. Forest management facilities.
2. Forest harvesting and replanting based on a specific management plan by the appropriate Federal, State or County agency having jurisdiction.
3. Wildlife preserves.
4. Orchards, harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds, collection and processing of maple syrup, and livestock grazing, all when consistent with any other existing management plan for the areas in question.
5. Kennels.
6. Single Family dwelling/manufactured homes.
7. Temporary chipping, debarking and sawmill operations.
8. Farming, including the raising of crops and livestock.
9. Home occupations.
10. Accessory uses, and one accessory structure up to 3,000 square feet without the existence of a primary structure.
11. Vacation Rental Home.
12. Temporary Recreational Vehicle.

B. Conditional Uses:

1. Commercial bunkhouse operation.
2. Private and public recreational facilities such as camping areas, golf courses, etc.
3. Schools, churches, and fire stations.
4. Home business.
5. Mobile homes and long term use recreational vehicle.
6. Riding Stables.
7. Bed and breakfast homes.
8. An accessory structure in excess of 3,000 square feet, or any more than one accessory structure without the existence of a primary structure.

C. Requirements

1. Minimum lot area 20 Acres
2. Minimum lot width 600 Feet
3. Lot line setbacks:
 - a. Rear Yard 50 Feet
 - b. Side Yard 50 Feet
4. Road Setbacks (from centerline):
 - a. State Highway 130 Feet
 - b. County Road 85 Feet
 - c. Other Public and Private Roads 65 Feet
 - d. Or 35 feet from right-of-way line, whichever is greater.
5. Maximum building height 35 Feet

Sec. 4.06 FAR-2 Forest/Agriculture Residential District

The principal purpose of the Forest/Agriculture Residential (FAR-2) District is to provide for permanent or seasonal residential uses at a low density. Farming, forestry operations and other rural activities are also allowed.

A. Permitted Uses:

1. Single family dwelling/manufactured homes.
2. Farming, including the raising of crops and livestock.
3. Forest crop plantations, harvesting, temporary chipping and debarking operations.
4. Orchards and harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds, collection and processing of maple syrup.
5. Wildlife refuges and game management habitat areas.
6. Home occupations.
7. Accessory uses, and one accessory structure up to 3,000 square feet without the existence of a primary structure.
8. Vacation Rental Home.
9. Temporary Recreational Vehicle.

B. Conditional Uses:

1. Commercial bunkhouse operation.
2. Public and private parks, playground and recreational areas.
3. Mobile homes and long term use recreational vehicle.
4. Sawmills, chipping and debarking operations.
5. Riding stables and kennels.
6. Home business.
7. Schools, churches, rest homes and fire stations.
8. 2-4 family dwelling in a single structure.
9. Bed and breakfast homes.
10. An accessory structure in excess of 3,000 square feet, or any more than one accessory structure without the existence of a primary structure.

C. Requirements:

1. Minimum lot area 10 Acres
2. Minimum lot width 300 Feet
3. Lot line setbacks
 - a. Rear Yard 50 Feet
 - b. Side Yard 50 Feet
4. Road setbacks (from centerline)
 - a. State Highway 130 Feet
 - b. County Road 85 Feet
 - c. Other public and private roads 65 Feet
 - d. Or 35 feet from right-of-way line, whichever is greater.
5. Maximum building height 35 Feet

Sec 4.07 FAR-3 Forest/Agriculture Residential District

The principal purpose of the Forest/Agriculture Residential (FAR-3) District is to provide for permanent and seasonal areas at a medium density. Farming and other rural activities area also allowed.

A. Permitted Uses:

1. Single family dwelling/manufactured homes.
2. Farming, including the raising of crops and livestock.
3. Orchards and harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds, collection and processing of maple syrup.
4. Forest crop plantations and harvesting.
5. Wildlife refuges and game management habitat areas.
6. Home occupations.
7. Accessory uses, and one accessory structure up to 3,000 square feet without the existence of a primary structure.
8. Vacation Rental Home.
9. Temporary Recreational Vehicle.

B. Conditional Uses:

1. Commercial bunkhouse operation.
2. Public and private parks, playground and recreational areas.
3. Mobile homes and long term use recreational vehicle.
4. Temporary chipping, debarking and sawmill operations.
5. Riding stables and kennels.
6. Home business.
7. Schools, churches, hospitals, rest homes and fire and police stations and government buildings.
8. 2-4 family dwelling in a single structure.
9. Livestock for commercial purposes.
10. Bed and breakfast homes.
11. An accessory structure in excess of 3,000 square feet, or any more than one accessory structure without the existence of a primary structure.

C. Requirements:

1. Minimum lot area 5 Acres
2. Minimum lot width 200 Feet
3. Lot Line Setbacks
 - a. Rear Yard 50 Feet
 - b. Side Yard 25 Feet
4. Road Setbacks (from centerline)
 - a. State Highway 130 Feet
 - b. County Road 85 Feet
 - c. Other public and private roads 65 Feet
 - d. Or 35 feet from right-of-way, whichever is greater.
5. Maximum building height 35 Feet

Sec 4.08 LSR Lake Shore Residential District

The principal purpose of the Lake Shore Residential (LSR) District is to provide for residential uses on certain first tier lakeshore on specific lakes and rivers as described in Section 4.03. Public and private parks are allowed on a conditional use basis.

A. Permitted Uses:

1. Single family dwelling/manufactured homes.
2. Wildlife refuges and game management habitat areas.
3. Home occupations.
4. Accessory uses, and one accessory structure up to 1,000 square feet without the existence of a primary structure.
5. Vacation Rental Home.
6. Temporary Recreational Vehicle.

B. Conditional Uses:

1. Public and private parks, playground and recreational areas.
2. Mobile homes and long term use recreational vehicle.
3. Riding stables.
4. Home business.
5. Schools, churches, rest homes and fire stations.
6. 2-4 family dwelling in a single structure.
7. Farming, including raising of crops and livestock.
8. Boarding or lodging homes, tourist homes or bed and breakfast homes.
9. Planned unit developments – Residential.
10. An accessory structure in excess of 1,000 square feet, or any more than one accessory structure without the existence of a primary structure.

C. Requirements:

1. Minimum lot area 1 Acre
Except: Planned unit development, which requires three (3) acres minimum lot size.
2. Minimum lot width 150 Feet
3. Lot Line Setbacks
 - a. Rear Yard 25 Feet

- b. Side Yard 10 Feet
- 4. Road Setbacks (from centerline)
 - a. State Highway 130 Feet
 - b. County Road 50 Feet
 - c. Other public and private roads 50 Feet
 - d. Or 35 feet from right-of-way, whichever is greater.
- 5. Maximum building height 35 Feet

Sec. 4.09 R-1 Single Family Residential District

The principal purpose of the Single Family (R-1) District is to provide for residential uses at a higher density, generally adjacent to or near developed areas, major roadways or other sources of services. Multiple residential units, mobile home parks and limited commercial uses are allowed on a conditional use basis in this district.

A. Permitted Uses:

1. Single family dwelling/manufactured home.
2. Public parks and recreation areas.
3. Home occupations.
4. Accessory uses, and one accessory structure up to 1,000 square feet without the existence of a primary structure.
5. Vacation Rental Home.
6. Temporary Recreational Vehicle.

B. Conditional Uses:

1. Mobile homes and long term use recreational vehicle.
2. Mobile home park.
3. Municipal, County State or Federal administration buildings, museums, art galleries, libraries, post offices, or other community service buildings.
4. Schools, churches, hospitals, rest homes, fire and police stations.
5. Golf courses, clubhouse, public swimming pool.
6. 2-4 family dwelling in a single structure.
7. Planned unit developments – Residential.
8. Home business.
9. Raising of small livestock.
10. Boarding or lodging homes, tourist homes, or bed and breakfast homes.
11. Multiple family dwellings (5 or more units).
12. An accessory structure in excess of 1,000 square feet, or any more than one accessory structure without the existence of a primary structure.

C. Requirements:

1. Minimum lot area 2 Acres

Except: Lots on Lake Superior 1 Acre

Except: For conditional uses “2”, “6” and 11, lot area required shall be 5,000 square feet per living unit, but not less than two (2) acres AND for planned unit development, minimum lot area is 3 acres.

2. Minimum lot width 200 Feet
3. Lot line setbacks
 - a. Rear Yard 50 Feet
 - b. Side Yard 10 Feet
4. Road setbacks (from centerline)
 - a. State highway 130 Feet
 - b. Except: Private garages 100 Feet
 - c. County road 50 Feet
 - d. Other public and private roads 50 Feet
 - e. Or 35 feet from right-of-way, whichever is greater.
5. Maximum building height 35 Feet

Sec. 4.10 LR-1 Lutsen Town Center Single Family Residential District

The principal purpose of the Lutsen Town Center Single Family Residential (LR-1) District is to provide for residential uses at a higher density, generally adjacent to or near developed areas, major roadways or other sources of services. Multiple residential units are allowed on a conditional use basis in this district.

A. Permitted Uses:

1. Single family dwelling/manufactured home.
2. Public parks and recreation areas.
3. Home occupations.
4. Accessory uses.

B. Conditional Uses:

1. Temporary Recreational Vehicle.
2. 2-4 Single family dwelling in a single structure.
3. Planned unit developments – Residential.
4. Boarding or lodging homes, tourist homes, or bed and breakfast homes.
5. Multiple family dwellings (5 or more units).

C. Requirements:

1. Minimum lot area
 - a. With water systems ⁽¹⁾ .25 Acre
 - b. Without systems ⁽²⁾ 2 Acres
2. Minimum lot width
 - a. With water systems ⁽¹⁾ 75 Feet
 - b. Without systems ⁽²⁾ 200 Feet
3. Minimum lot depth
 - a. With water systems ⁽¹⁾ 120 Feet
 - b. Without systems ⁽²⁾ 350 Feet
4. Percent of allowable lot coverage 30%
5. Lot area per multiple dwelling unit – 5,000 additional square feet for each dwelling unit over two in number.
6. Lot line setbacks

- | | | |
|----|----------------------------|----------------------------|
| a. | Front | 25 Feet |
| b. | Side | 10 Feet |
| c. | Rear | 25 Feet |
| d. | Corner (2 street exposure) | 25 Feet from each ROW line |
| 7. | Maximum building height | 35 Feet |
| 8. | Minimum building width | 17 Feet |

Note: (1) – If common drinking water, common waste water collection and treatment systems, curb and stormwater drainage systems installed.

(2) – If systems in (1) not installed.

Sec. 4.11 LR-2 Lutsen Town Center Residential Incentive District

The principal purpose of the Lutsen Town Center Residential Incentive (LR-2) District is to provide for residential uses at a higher density, generally adjacent to or near developed areas, major roadways or other sources of services. Multiple residential units are allowed on a conditional use basis in this district.

A. Permitted Uses:

1. Single family dwelling/manufactured home.
2. Public parks and recreational areas.
3. Home occupations.
4. Accessory uses.

B. Conditional Uses:

1. Temporary Recreational Vehicle.
2. 2-4 family dwelling in a single structure.
3. Planned unit developments – Residential.
4. Boarding or lodging homes, tourist homes, or bed and breakfast homes.
5. Multiple family dwellings (5 or more units).
6. Vacation Rental Homes.
7. Home businesses.
8. Mobile Homes.
9. Mobile home parks.
10. Rest homes.
11. Small livestock.

C. Requirements:

1. Minimum lot area
 - a. With water systems ⁽¹⁾ .75 Acre*
 - b. Without systems ⁽²⁾ 2 Acres
2. Minimum lot width
 - a. With water systems ⁽¹⁾ 100 Feet
 - b. Without systems ⁽²⁾ 200 Feet
3. Minimum lot depth

- | | | |
|----|-----------------------------------|----------|
| a. | With water systems ⁽¹⁾ | 120 Feet |
| b. | Without systems ⁽²⁾ | 350 Feet |
4. Percent of allowable lot coverage 25%
5. Lot area per multiple dwelling unit: 5,000 additional square feet for each dwelling unit over two in number.
6. Lot line setbacks (structures only)
- | | | |
|----|------------------------------|---------|
| a. | Front (building line to ROW) | 25 Feet |
| b. | Side | 25 Feet |
| c. | Rear | 40 Feet |
| d. | Corner (2 street exposure) | 40 Feet |
7. Maximum building height 35 Feet
8. Minimum building width 17 Feet

Note: (1) – If common drinking water, common waste water collection and treatment systems, curb and stormwater drainage systems installed.

(2) – If systems in (1) not installed.

* If units are served by a common wastewater collection and treatment system, density of units may be increased by up to 150% (that is, instead of potentially 20 units per 40 acres at 2 acres per unit, 30 units could be built) and the minimum lot size can be as low as three-quarters (.75) acre, as long as the average lot size is at least 1.33 acres.

Sec. 4.12 LTGC Lutsen Town Center General Commercial District

The principal purpose of the Lutsen Town Center General Commercial District is to provide basic commercial services to the public. This district is located in areas of greater population density and activity with good access to major roadways.

A. Permitted Uses:

1. Municipal, county, state or federal administration buildings, police or fire stations, museums, art gallery, library, post office or other community service buildings.
2. Eating and drinking establishments (excluding drive-in service where patron remains in the automobile while purchasing goods or services to be consumed on the premises).
3. Commercial retail sales and service establishments such as: food, drugs, general merchandise, apparel, furniture, hardware, offices, personal and professional services, amusement and recreational services, finance, insurance and real estate services.
4. Wholesale operations confined to the interior of a building, such as: hardware, paper and container, feeds and seeds.

B. Conditional Uses:

1. Single family dwelling or manufactured home when in conjunction with a commercial operation, but only when located off-street, either behind the commercial operation, or above as a second story.
2. 2-4 family dwellings in a single structure, when in conjunction with a commercial operation, but only when located off-street, either behind the commercial operation, or above as a second story.

C. Requirements:

1. Minimum Lot Area

- | | | |
|----|-----------------------------------|-----------|
| a. | With water systems ⁽¹⁾ | As Needed |
| b. | Without systems ⁽²⁾ | 1 Acre |

2. Minimum Lot Width

- | | | |
|----|-----------------------------------|----------|
| a. | With water systems ⁽¹⁾ | N/A |
| b. | Without systems ⁽²⁾ | 200 Feet |

3. Minimum Lot Depth

- | | | |
|----|-----------------------------------|-----|
| a. | With water systems ⁽¹⁾ | N/A |
| b. | Without systems ⁽²⁾ | N/A |

- | | | |
|----|--------------------------------------------------------|---------|
| 4. | Lot area per multiple dwelling unit | N/A |
| 5. | Lot line setbacks – Structures only ^(#) | |
| a. | Front (building line to right of way line) | |
| | 1) With water systems ⁽¹⁾ | N/R |
| | 2) Without systems ⁽²⁾ | 50 Feet |
| b. | Side (each side) | |
| | 1) With water systems ⁽¹⁾ | N/R |
| | 2) Without systems ⁽²⁾ | 15 Feet |
| c. | Rear | |
| | 1) With water systems ⁽¹⁾ | N/R |
| | 2) Without systems ⁽²⁾ | 25 Feet |
| d. | Corner (2 street exposure) | |
| | 1) With water systems ⁽¹⁾ | N/R |
| | 2) Without systems ⁽²⁾ | 50 Feet |
| 6. | Boundary line setback for structures from LR Districts | 50 Feet |
| 7. | Maximum building height | 35 Feet |

- Note:
- (1) - If common drinking water, common wastewater collection and treatment systems, curb and stormwater drainage systems installed.
 - (2) - If systems in (1) are not installed.
 - N/A Not Applicable
 - N/R Not Required
 - (#) Not applicable to setbacks from Highway 61 right-of-way line. Current zoning setbacks apply.

Sec. 4.13 MTGC Lutsen Mountain Top General Commercial District

The principal purpose of the Lutsen Mountain Top General Commercial (LTGC) District is to provide basic commercial services to the public. This district is located in the resort corridor at the ski hill and will primarily serve tourists visiting the area. The provisions contained in this section shall conform to other applicable existing and future provisions or controls of the County Ordinance or any federal, state or county regulations.

A. Permitted Uses:

1. Eating and drinking establishments (excluding drive-in services where patron remains in the automobile while purchasing goods or services).
2. Hotels, motels, resorts, resident camps, bed and breakfast homes, boarding/lodging homes, tourist homes and similar accommodations for short-term rental.
3. Commercial retail sales and service establishments such as food, drugs, general merchandise, apparel, furniture, hardware, museums, art galleries, offices, personal and professional services, amusement and recreation service, canoe and trail outfitters, laundromats, finance, insurance and real estate services.
4. Accessory uses.
5. Wholesale operations confined to the interior of a building, such as: hardware, paper and container, feeds and seeds.
6. Public and private parks, playgrounds and recreation areas.
7. Riding stables and kennels.

B. Conditional Uses:

1. Single family dwelling or manufactured home when in conjunction with a commercial operation, but only when located off-street, either behind the commercial operation, or above as a second story.
2. 2-4 family dwellings in a single structure, when in conjunction with a commercial operation, but only when located off-street, either behind the commercial operation, or above as a second story.
3. Multiple family dwellings (5 or more units).
4. Planned unit developments – Residential.
5. Planned unit developments – Commercial.

C. Requirements:

1. Minimum lot area

- | | | |
|----|--------------------------------|----------|
| a. | With systems ⁽¹⁾ | .25 Acre |
| b. | Without systems ⁽²⁾ | 1 Acre |
2. Minimum lot width
- | | | |
|----|--------------------------------|----------|
| a. | With systems ⁽¹⁾ | N/A |
| b. | Without systems ⁽²⁾ | 200 Feet |
3. Minimum lot depth
- | | | |
|----|--------------------------------|-----|
| a. | With systems ⁽¹⁾ | N/A |
| b. | Without systems ⁽²⁾ | N/A |
4. Lot area per dwelling unit
- N/A
5. Lot line setbacks
- | | | |
|----|--------------------------------|---------|
| a. | Front (building to ROW) | |
| | With systems ⁽¹⁾ | N/R |
| | Without systems ⁽²⁾ | 50 Feet |
| b. | Side | |
| | With systems ⁽¹⁾ | N/R |
| | Without systems ⁽²⁾ | 15 Feet |
| c. | Rear | |
| | With systems ⁽¹⁾ | N/R |
| | Without systems ⁽²⁾ | 25 Feet |
| d. | Corner (2 street exposure) | |
| | With systems ⁽¹⁾ | N/R |
| | Without systems ⁽²⁾ | 50 Feet |
6. Boundary line setback for structures from RC/R Districts: 50 Feet
7. Maximum building height
- 35 Feet
8. Diagonal parking allowed with the following considerations:
- | | |
|----|-----------------------------------------------------------------------------------------------------|
| a. | Maximum legal speed shall not exceed 30 mph. |
| b. | At least two through-traffic lanes must be provided. |
| c. | Design consistent with the standards contained in the design chart under Minnesota Rules 8820.9961. |
| d. | Minnesota Statutes, section 169.34, must be adhered to in determining diagonal parking spacing. |
| e. | Must provide a 2 foot clearance from the face of the curb or parking bumper to fixed objects. |

Note: (1) If common drinking water, common wastewater collection and treatment systems, curb and storm water drainage systems installed.

(2) If systems in (1) not installed.

N/A – Not applicable.

N/R – Not Required.

Sec 4.14 TMU Tofte Mixed Use District

The principal purpose of the Tofte Mixed Use (TMU) District is to allow for residential density to be greatest near areas of concentration of commercial and public services and employment opportunities, generally adjacent to or near developed areas, major roadways or other sources of services.

A. Permitted Uses:

1. Accessory uses.
2. Single family dwelling/manufactured homes.
3. Single family dwellings when in conjunction with a commercial enterprise.
4. 2-4 family dwellings in a single structure.
5. Vacation Rental Home.
6. Park and recreational areas.
7. Home occupations.

B. Conditional Uses:

1. Multiple family dwellings (5 or more units).
2. Planned unit developments – Residential.
3. Boarding or lodging homes, tourist homes, or bed and breakfast homes.
4. Schools, churches and fire stations.
5. Community service buildings.
6. Eating/drinking establishments (excluding drive-in)
7. Commercial retail sales and service establishments including grocery, restaurants, laundromats, general stores, gasoline sales, gift shops, marine sales and service, bait sales, food, drugs, general merchandise, apparel, furniture, hardware, motor vehicles, automobile service and repair facilities, farm machinery, lumber and building materials, offices, personal and professional services, amusement and recreation services, finance, insurance and real estate services.
8. Home business.

C. Prohibited Uses:

1. Adult entertainment.

D. Requirements:

1. Minimum lot area

- | | | |
|----|--------------------------|------------------|
| a. | With sewer* | .5 acre |
| b. | Without sewer | 1 acre |
| 2. | Minimum lot width | 50 Feet |
| 3. | Lot line setbacks | |
| a. | Front Yard | 25 Feet from ROW |
| b. | Rear Yard | 25 Feet |
| c. | Side Yard | 10 Feet |
| 4. | Maximum lot coverage | |
| a. | 1 Acre or more in size | 30% |
| b. | Less than 1 acre in size | 40% |
| 5. | Maximum building height | 35 Feet |

Note: * Sewer system is owned by or is the responsibility of a public agency or local government entity (Township).

E. Performance Standards for Tofte Mixed Use District:

1. Vegetative buffers will be encouraged to screen parking areas from pedestrian and vehicle traffic.
2. Off street and/or central parking is encouraged to promote pedestrian traffic along streets and walkways.

Sec. 4.15 TP Tofte Park District

A tract of land designated and used by the public for active and passive recreation or other uses as designated for and by the Town of Tofte.

Sec 4.16 TGC Tofte General Commercial District

The principal purpose of the Tofte General Commercial (TGC) District is to provide for the basic commercial services to the public. This district is located in areas of greater population density and activity with good access to major roadways.

A. Permitted Uses:

1. Single family dwelling or manufactured home when in conjunction with a commercial operation.
2. Board or lodging home, tourist homes, or bed and breakfast homes.
3. Parks and recreation areas.
4. Community service buildings.
5. Eating and drinking establishments (excluding drive-in services where patron remains in the automobile while purchasing goods or services to be consumed on the premises).
6. Commercial retail sales and service establishments such as: food, drugs, general merchandise, apparel, furniture, hardware, motor vehicles, farm machinery, lumber and building materials, offices, personal and professional services, amusement and recreational service, finance, insurance and real estate services.
7. Home occupations.
8. Home business.

B. Conditional Uses:

1. Accessory uses.
2. Single family dwellings/manufactured homes.
3. 2-4 family dwellings in a single structure.
4. Multiple family dwellings (5 or more units)
5. Planned unit developments – Residential.
6. Planned unit developments – Commercial.
7. Hotels, motels and resorts.
8. Vacation Rental Home
9. Schools, churches, and fire stations.
10. Drive ins.
11. Community shopping mall.

C. Prohibited Uses:

1. Adult entertainment.

D. Requirements:

1. Minimum lot area
 - a. With sewer* .5 Acre
 - b. Without sewer 1 Acre
2. Lot line setback
 - a. Front (structure to ROW) 20 Feet
 - b. Rear 15 Feet
3. Parking
 - a. Rear 10 Feet
 - b. Side 0 Feet
4. Minimum lot width 50 Feet
5. Minimum lot coverage
 - a. Building 50%
 - b. Impervious 70%
6. Maximum building height 35 Feet

Note: * Sewer system is owned by, or is the responsibility of a public agency or local government entity (Township).

E. Performance Standards:

1. A minimum of 30% open space will be required on each lot.
2. Vegetative buffers will be encouraged to screen parking areas from pedestrian and vehicle traffic.
3. Off street and/or central parking is encouraged to promote pedestrian traffic along streets and walkways.
4. All land use permits will be reviewed by the Tofte Design Review Board to assure consistency of design to the Town Center Plan.
5. Community shopping mall shall not exceed a maximum size of 7,500 square feet with parking accommodations to be not less than 1 parking space for every 400 square feet of site coverage if office or housing; or not less than 1 parking space for every 5 seats if an eating establishment.

Sec. 4.17 RC/R Resort Commercial/Residential District

The principal purpose of the Resort Commercial/Residential (RC/R) District is to provide for the specific commercial activity of resorts, lodges, and outfitters. Residential uses and limited service oriented commercial uses are also allowed.

A. Permitted Uses:

1. Single family dwelling/manufactured home.
2. Hotels, motels, resorts, resident camps, bed and breakfast homes, boarding and lodging homes, tourist homes and similar accommodations for short term rental.
3. Canoe and trail outfitters.
4. Grocery, restaurants, laundromats, general stores, gasoline sales, gift shops, marine sales and service, bait sales (where part of an established resort or lodging facility).
5. Accessory uses.
6. Public and private parks, playgrounds and recreational areas.
7. Bed and breakfast homes.
8. Vacation Rental Home.

B. Conditional Uses:

1. Camping areas, public or private, tent or vehicle, subject to all applicable state standards.
2. Golf courses and clubhouses.
3. Riding stables and kennels.
4. Private commercial recreational uses requiring specialized equipment, buildings or other facilities.
5. Grocery, restaurants, laundromats, general stores, gasoline sales, gift shops, bait sales, marine sales and service (where not part of a resort or lodging facility).
6. Schools, churches, hospitals, rest homes, fire and police stations.
7. 2-4 family dwellings in a single structure.
8. Planned unit developments – Residential.
9. Planned unit developments – Commercial.
10. Multiple family dwelling (5 or more units).

C. Requirements:

1. Minimum lot area 5 Acres

Except:

- a. Where grocery, restaurants, laundromats, general stores, gasoline sales, gift shops, bait sales, marine sales and service or convenience good sales are not part of a resort or lodge used under the same ownership, a two (2) acre minimum shall apply, and
 - b. For multiple family dwellings, lot area required shall be 5,000 square feet per living unit but not less than five (5) acres, and
 - c. For planned unit development, minimum lot area is 3 acres.
2. Minimum lot width 300 Feet
 3. Maximum building coverage of lot 15%
 4. Lot line setback
 - a. Rear Yard 50 Feet
 - b. Side Yard 50 Feet
 5. Road setbacks (from centerline)
 - a. State Highway 100 Feet
 - b. County Road 50 Feet
 - c. Other public or private roads 50 Feet
 - d. Or 35 feet from the right-of-way, whichever is greater.
 6. Maximum building height 35 Feet

Sec. 4.18 GC General Commercial District

The principal purpose of the General Commercial (GC) District is to provide for basic commercial services to the public. This district is located in areas of greater population density with good access to major roadways. Limited light industrial activities area allowed on a conditional basis in this zone district.

A. Permitted Uses

1. Hotels, motels and resorts.
2. Public or private schools, churches.
3. Parks and recreation areas.
4. Municipal, county, state or federal administration buildings, police or fire stations, museums, art galleries, libraries, post offices or other community service buildings.
5. Hospital, clinic, rest homes.
6. Automobile service and repair facilities.
7. Eating and drinking establishments (excluding drive-in service where patron remains in the automobile while purchasing goods or services to be consumed on the premises).
8. Commercial retail sales and service establishments such as: food, drugs, general merchandise, apparel, furniture, hardware, motor vehicles, farm machinery, lumber and building materials, offices, personal and professional services, amusement and recreation service, finance, insurance and real estate services.
9. Wholesale and warehousing operations whose operations are principally confined to the interior of a building, such as: food products, automotive parts, drugs, electrical equipment, hardware, paper and container, feeds, and seeds.
10. Marinas on Lake Superior.

B. Conditional Uses:

1. Single family dwelling or manufactured home when in conjunction with a commercial operation.
2. 2-4 family dwellings in a single structure, when in conjunction with a commercial operation.
3. Mobile home park.
4. Light manufacturing such as wood products, electric and electronic devices, clothing, hardware, metal stamping, printing, tools, instruments and controls.
5. Shopping center complexes.
6. Drive-in restaurants, drive-in theaters, or similar uses that provide goods and services to patrons in automobiles, provided that:

- a. A screen of acceptable design shall be constructed along the property line when said use is abutting any residential district.
 - b. The parking area shall be surfaced with a dust free material, and plan for the arrangement of entrances, exits and parking stalls shall accompany the request for a conditional use permit.
7. Bed and breakfast Home.
 8. Planned unit developments – Commercial.

C. Requirements:

1. Minimum lot area: 1 acre
Except: for conditional uses “1”, “2” and “7”, lot area required shall be 2 acres; and
For conditional use “3”, lot area required shall be 5,000 square feet per living unit, but not less than 2 acres in size; and
For conditional use “8” planned unit development, minimum lot area is 3 acres.
2. Lot line setbacks
 - a. Rear Yard 25 Feet
 - b. Side Yard 10 Feet
3. Road Setbacks (from centerline)
 - a. State Highway: Commercial Uses 100 Feet
Residential Uses 130 Feet
Private Garages 100 Feet
 - b. County Road 50 Feet
 - c. Other public or private roads 50 Feet
 - d. Or 35 feet from the right-of-way, whichever is greater.
4. Maximum building height 35 Feet

Sec. 4.19 LI Light Industrial District

This district provides designated lands for light industrial activities. Good road access, available utilities and consideration of uses in adjacent districts are necessary for this district.

A. Permitted Uses:

1. Light manufacturing such as wood products, electric and electronic devices, clothing, hardware, metal stamping, printing, tools, instruments and controls.
2. Repair, service or storage of heavy vehicles or equipment.
3. Sawmills, debarking, chipping, wood products storage and other timber processing operations.
4. Warehousing and wholesale business.
5. Offices.

B. Conditional Uses:

1. Bulk oil or chemical storage tanks.
2. Automobile wrecking or junk yards provided that such use is conducted within a building, or that such business (as conducted) is not visible from any public right-of-way, public water or adjacent private land.
3. Permanent dwelling for any personnel involved in any of the permitted or conditional uses.
4. Retail Sales.

C. Requirements:

- | | |
|-----------------------------------------|----------|
| 1. Minimum lot area | 2 Acres |
| 2. Minimum lot width | 200 Feet |
| 3. Lot line setbacks | |
| a. Rear | |
| If bordering a non-residential district | 20 Feet |
| If bordering a residential district | 50 Feet |
| b. Side | |
| If bordering a non-residential district | 20 Feet |
| If bordering a residential district | 50 Feet |

Rear yard and side yard setbacks are to be maintained in a natural vegetative state or approved landscaping.

4. Road setbacks (from centerline)
 - a. State Highway 130 Feet
 - b. County Road 85 Feet
 - c. Other public or private roads 65 Feet
5. Maximum building height 35 Feet

Sec. 4.20 HI Heavy Industrial District

This district provides designated lands for heavy industrial activities such as mineral processing and power generation. All uses in this district are permitted by conditional use permit only. Individual review of proposed uses is necessary for proper protection of adjacent uses and the general public safety and welfare.

- A. Permitted Uses: None
- B. Conditional Uses:
 - 1. Mineral processing.
 - 2. Power generation.
 - 3. Mining.
 - 4. All other heavy industrial uses.
- C. Requirements:
 - 1. Minimum lot area 40 Acres
 - 2. Minimum lot width 1,300 Feet
 - 3. Maximum lot coverage will be determined by conditional use process.
 - 4. Lot line setbacks will be determined by conditional use process.
 - 5. Road setbacks will be determined by conditional use process.
 - 6. Maximum building height will be determined by conditional use process.

Sec. 4.21 BDA Business Development Area

It is the purpose of the Business Development Area (BDA) District to create areas suitable for development of manufacturing, warehousing, and other similar industrial uses which are either: a) uses whose operations are relatively free from objectionable influences; or b) uses whose objectionable features will be minimized or eliminated by design and/or appropriate devices. These uses should be compatible with each other and surrounding land uses.

A. Permitted Uses:

1. Light manufacturing included, but not limited to: wood products, electric and electronic devices, clothing, hardware, metal stamping, printing, tools, instruments and controls.
2. Repair, service or storage of heavy vehicles or equipment.
3. Sawmills, debarking, chipping, wood products storage and other timber processing operations.
4. Warehousing and wholesale business.
5. Offices.
6. Retail sales.
7. Public utilities.
8. Research or testing facilities.
9. Accessory uses.

B. Conditional Uses:

1. Bulk oil or chemical storage tanks.

C. Requirements:

1. Minimum lot area

If on public sewer/water system	N/A
If on individual septic treatment system	1 Acre
2. Minimum lot width None
3. Lot line setbacks
 - a. Rear Yard

If bordering a non-residential district	20 Feet
If bordering a residential district	100 Feet
 - b. Side Yard

If bordering a non-residential district	20 Feet
If bordering a residential district	100 Feet

Rear yard and side yard setbacks are to be maintained in a natural vegetative state or approved landscaping.

4. Road setbacks (from centerline)

All public and private roads	65 Feet
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5. Maximum building height	35 Feet
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D. Business Development Area Performance Standards

1. All required setback areas shall be left in natural vegetation to provide for visual screening from adjacent properties and roadways. Additional planting may be required at the discretion of the Planning Commission to achieve visual screening. No parking areas, service yards, storage areas, lighting or structures are permitted within the required setback areas.

2. Lighting:

Lighting shall not be placed in the required setback areas. Any lighting must be directed inward and not toward any property line. No upward-directed lighting shall be permitted.

3. Noise:

Noise, measured at the property line, shall not be objectionable in frequency or intensity. The general noise level of the surrounding properties shall serve as a guide in judging this standard. This ordinance shall adopt by reference Minnesota Pollution Control Agency Rules, Chapter 7030, Noise Pollution Control Rules.

4. Odor:

Odor from any industrial process must not be discernable at its property line. Processes that are prone to produce objectionable odors must present specific plans for odor control at the time of permit application.

5. Vibration:

Vibration shall not be discernable to the human sense of feeling at its property line.

6. Smoke:

Smoke shall be measured at the point of emission and not exceed 20 percent visual opacity.

7. Fumes:

Fumes or gases shall not be emitted at any point in concentrations that are noxious, toxic or corrosive.

8. Hazards:

Every operation shall be carried on with reasonable precautions against fire and explosive hazards.

Sec. 4.22 LBDA Light Business Development Area Zone District

It is the purpose of the Light Business Development Area (LBDA) District to create areas suitable for development of light manufacturing, warehousing, offices and other similar industrial uses which are either: a) uses whose operations are relatively free from influences that would be reasonably objectionable to an adjacent residential area; or b) uses whose objectionable features will be minimized or eliminated by design and/or appropriate devices. These uses should be compatible with each other and surrounding land uses, including adjacent residential areas.

A. Permitted Uses:

1. Light manufacturing, research or testing facilities contained wholly within the confines of a building, including, but not limited to: wood products, electric and electronic devices, clothing, hardware, metal stamping, printing, tools, instruments and controls.
2. Warehousing, storage and wholesale business.
3. Offices.
4. Public utilities offices, maintenance, and storage facilities contained wholly within the confines of a building.
5. Accessory uses.

B. Conditional Uses:

1. Any of the permitted uses listed above requiring storage or operations outside of the confines of a building.
2. Business planned unit development for above-permitted uses.

C. Requirements:

1. Minimum lot area

If on public sewer/water system	N/A
If on individual septic treatment system	2 Acres
2. Minimum lot width None
3. Lot line setbacks (Light Business Development Area Perimeter Boundaries)

Rear Yard or Side Yard	
If bordering a non-residential district	20 Feet
If bordering a residential district	50 Feet
4. Road setbacks (from centerline)

All public and private roads	85 Feet
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5. Maximum building height 35 Feet

D. Light Business Development Area Performance Standards

1. All required setback areas shall be left in natural vegetation to provide for visual screening from adjacent properties and roadways. Additional planting may be required at the discretion of the Planning Commission to achieve visual screening. No parking areas, service yards, storage areas, lighting or structures are permitted within the required setback areas.
2. Lighting: Lighting shall not be placed in the required setback areas. Any lighting must be directed inward and not toward any property line. No upward-directed lighting shall be permitted.
3. Noise: Noise, measured at the property line, shall not be objectionable in frequency or intensity. The general noise level of the surrounding properties shall serve as a guide in judging this standard. This ordinance shall adopt by reference Minnesota Pollution Control Agency Rules, Chapter 7030, Noise Pollution Control Rules.
4. Odor: Odor from any industrial process must not be discernable at its property line. Processes that are prone to produce objectionable odors must present specific plans for odor control at the time of permit application.
5. Vibration: Vibration shall not be discernable to the human sense of feeling at its property line.
6. Smoke: Smoke shall be measured at the point of emission and not exceed 20 percent visual opacity.
7. Fumes: Fumes or gases shall not be emitted at any point in concentrations that are noxious, toxic or corrosive.
8. Hazards: Every operation shall be carried on with reasonable precautions against fire and explosive hazards.
9. Appearance: The improvements and the premises shall be kept in a neat, clean and orderly condition. No accumulation or dumping of trash or unsightly materials or equipment shall be permitted on the land.

Sec. 4.23 Overlay Districts

A. Purpose:

To provide overlay zoning districts that additionally regulate uses and the characteristics of uses permitted in the primary zoning district, as deemed in the public interest.

B. Establishment of Districts:

The following overlay districts are hereby established:

1. Wildwood Acres Overlay District - (WAOD)

C. Applicability and Interpretation:

All provisions of the Zoning Ordinance shall apply to the overlay zoning districts. However, in any instance where the provisions of an overlay district shall conflict with the provisions of a primary zoning district, the provisions of the overlay district shall take governing precedence.

Sec. 4.24 Wildwood Acres Overlay District (WAOD)

A. Purpose:

The purpose of the Wildwood Acres Overlay District is to provide for modified lot requirements unique to the geographic boundaries defined for this district. This provision accommodates a historic platted subdivision with lots substandard in size to the underlying FAR-3 zone district.

B. Permitted Uses:

Permitted uses in the WAOD are the same as those identified in the FAR-3 Zone District, See Section 4.07(A).

C. Conditional Uses:

Conditional uses in the WAOD are the same as those identified in the FAR-3 Zone District, See Section 4.07(B).

D. Requirements:

Other than those identified herein, the lot and structure requirements in the WAOD are the same as those identified in the FAR-3 Zone District, See Section 4.07(C).

1. Minimum lot area .90 Acre
2. Lot line setbacks
 - Rear Yard 25 Feet
 - Side Yard 10 Feet
3. Road setbacks (from centerline)
 - County road 85 Feet
 - Other public and private roads 50 Feet

Sec. 4.25 Chart of District Requirements

FAR-1	FAR-2	FAR-3	LSR	R-1	RC/R	GC	LI	HI	BDA	LBDA
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Lot Size

Minimum Lot Area	20 Acre	10 Acres	5 Acre	1 Acre	2 Acres (1)	5 Acres (2)	N/A (3)	2 Acres	40 Acres	See (6)	See (8)
Minimum Lot Width	600'	300'	200'	150'	200'	300'	N/A	200'	1,300'	200'	N/A

Setbacks

Side Yard	50'	50'	25'	10'	10'	50'	10'	20'	See (5)	See (7)	See (9)
Rear yard	50'	50'	50'	25'	50'	50'	25'	20'	See (5)	See (7)	See (9)

Road Setbacks

State Centerline	130'	130'	130'	130'	130'	100'	See (4)	130'	See (5)	N/A	85'
County Centerline	85'	85'	85'	50'	50'	50'	50'	85'	See (5)	85'	85'
Private Centerline	65'	65'	65'	50'	50'	50'	50'	85'	See (5)	50'	85'
Right of Way	35'	35'	35'	35'	35'	35'	35'	N/A	See (5)	35'	N/A

Structures

Max Building Height	35'	35'	35'	35'	35'	35'	35'	35'	See (5)	35'	35'
Max Lot Coverage	N/A	N/A	N/A	10%	10%	15%	75%	50%	See (5)	N/A	N/A
Performance Standards	N/A	N/A	N/A	N/A	N/A	Yes	Yes	Yes	Yes	Yes	Yes

- (1) 1 Acre on Lake Superior
 (2) See Section 4.17 C. (1)
 (3) See Section 4.18 C. (1)
 (4) Commercial Uses: 100'
 Residential Uses: 130'

- (5) To be determined by Conditional Use Permit
 (6) No Minimum if on public sewage Treatment System, 1 Acre if on individual sewage treatment system
 (7) 20 feet if bordering a non-residential district; 100 feet if bordering a residential district
 (8) No Minimum if on public sewer system; 2 Acres if on Individual sewage system
 (9) 20 feet if bordering a non-residential district; 50 feet if bordering a residential district

	Lutsen Zone Districts					Tofte Zone Districts				Wildwood Acres
	LR-1	LR-2	LGC	LMGC		TMU	TP	TGC		WAOD
Lot Size										
Minimum Lot Area	.25 Acre (10)	.75 Acres (10)	As Needed (12)	.25 Acre (12)		.5 Acre (14)	N/A	.5 Acre (14)		.9 Acre
Minimum Lot Width	75' (11)	100' (11)	N/A (11)	N/A (11)		50'	N/A	50'		200'
Setbacks										
Side Yard	10'	25'	15' (13)	15' (13)		10'	N/A	0'		10'
Rear yard	25'	40'	25' (13)	25 (13)		25'	N/A	15'		25'
Road Setbacks										
State Centerline	-	-	-	-		-	N/A	-		N/A
County Centerline	-	-	-	-		-	N/A	-		85'
Private Centerline	-	-	-	-		-	N/A	-		50'
Right of Way	25'	40'	50' (13)	50' (13)		25'	N/A	20'		35'
Structures										
Max Building Height	35'	35'	35'	35'		35'	N/A	35'		35'
Max Lot Coverage	30%	25%	N/A	N/A		30% (15)	N/A	50% (16)		N/A
Performance Standards	N/A	N/A	N/A	N/A		Yes	N/A	Yes		N/A

(10) With Water Systems as defined in Section 4; 2 Acres without systems

(11) With Water Systems as defined in Section 4; 200 Feet without systems

(12) With Water Systems as defined in Section 4; 1 Acre without systems

(13) Without Water Systems as defined in Section 4; Not required with water systems

(14) With Water Systems as defined in Section 4; 1 Acre without systems

(15) For lots 1 Acre or greater in size; 40% for lots less than 1 acre in size

(16) Total for all Buildings; 70% total maximum for all combined impervious surfaces