

WATKINS ZONING ORDINANCE
TABLE OF CONTENTS

ARTICLE	SECTION	DESCRIPTION	PAGE
I	General Provisions		1
	1.01	Title	1
	1.02	Intent and Purpose	1
	1.03	Jurisdiction	1
	1.04	Scope	1
	1.05	Separability	1
	1.06	Application of this Ordinance	1
	1.07	Conflict of Law	2
II	General Regulations		3
	2.01	Principal Structures	3
	2.02	Accessory Buildings and Uses	3
	2.03	Temporary Buildings	4
	2.04	Permissible Types of Building Materials	4
	2.05	Building Access	5
	2.06	Building Area	5
	2.07	Building Lot	5
	2.08	Adjacent Lots and Lots of Continuous Frontage in Single Ownership	5
	2.09	Lot Area Requirement	5
	2.10	Lot, Corner	5
	2.11	Lot, Double Frontage	5
	2.12	Existing Lot of Record	5
	2.13	Front Yard Exceptions	6
	2.14	Height Requirement Exceptions	6
	2.15	Essential Services	6
	2.16	Guidelines for Outdoor Hot Water Furnaces	6
III	Nonconforming Structures, Uses, and Lots		7
	3.01	Perpetuation of Nonconformities	7
	3.02	Nonconforming Lots of Record or Substandard Lots	7
	3.03	Nonconforming Uses of Land	7
	3.04	Nonconforming Structures	7
IV	Variances		9
	4.01	Variance	9
	4.02	Criteria for Granting Variances	9
	4.03	Procedure	9
V	Conditional Use Permits		12
	5.01	Conditional Uses	12
	5.02	Procedure	12
VI	Amendments or Rezonings		15
	6.01	Annual Review	15
	6.02	Kinds of Amendments	15
	6.03	Initiation of Proceedings	15
	6.04	Procedure	15
VII	Administration, Permits, and Fees		18
	7.01	Zoning Administrator Duties	18
	7.02	Compliance Required	18
	7.03	Zoning Permits Required	18
	7.04	Zoning Permit Application	19
	7.05	Approval or Denial of Zoning Permit	19
	7.06	Construction and Use to be Same as Application and Plans	19
	7.07	Fees	19
VIII	City Council		20
	8.01	Powers and Duties	20
	8.02	Decisions	20

WATKINS ZONING ORDINANCE
TABLE OF CONTENTS

ARTICLE	SECTION	DESCRIPTION	PAGE
IX	City Planning Commission		21
	9.01	Establishment	21
	9.02	Membership and Organization	21
	9.03	Rules	21
	9.04	Powers and Duties	22
	9.05	Decisions	22
X	Board of Adjustments		23
	10.01	Establishment	23
	10.02	Membership and Organization	23
	10.03	Rules	23
	10.04	Powers and Duties	23
XI	Violations and Penalties		25
	11.01	Violations	25
	11.02	Penalties	25
XII	Site Plan		26
	12.01	Site Plan Required	26
	12.02	Design Standards	27
	12.03	Procedure	28
	12.04	Compliance Required	28
	12.05	Exempt Uses	29
XIII	Performance Standards		30
	13.01	Manufactured Home Park Design Standards	30
	13.02	Mobile Homes or Trailers	32
	13.03	Home Occupations	35
	13.04	Dumping and Disposal of Excavated Materials	36
	13.05	Loading Space	36
	13.06	Parking Lot Standards	36
	13.07	Off Street Parking Requirements	37
	13.08	Parking and Storage of Certain Vehicles	38
	13.09	Sewer and Water Provisions	40
	13.10	Exterior Storage	40
	13.11	Visibility at Intersections	41
	13.12	Swimming Pools	41
	13.13	Fencing Requirements	41
	13.14	Minimum Housing Code	42
	13.15	Residential Planned Unit Development (PUD)	46
	13.16	Small Wind Energy Conversion Systems	52
	13.17	Cellular Towers, Reuse of Existing Structure for Antenna	55
	13.18	Solar Energy Systems	56
	13.19	Opt-Out of Minnesota Statute Section 462.3593	59
XIV	Zoning Districts, Official Map & Prohibited Uses		60
	14.01	Zoning Districts	60
	14.02	Boundaries and Official Zoning Map	60
	14.03	Interpretation of District Boundaries	60
	14.04	Annexed Property	60
	14.05	Uses Not Provided for Within Zoning Districts (Prohibited Uses)	60
XV	AG - Agricultural District		61
	15.01	Uses Permitted	61
	15.02	Uses Requiring Conditional Use Permits	61
	15.03	Dwelling Design Standards	62
	15.04	Lot Area, Frontage and Yard Requirements	62
XVI	R-1 - Residential District		63
	16.01	Uses Permitted	63
	16.02	Uses Requiring Conditional Use Permits	63
	16.03	Dwelling Design Standards	63
	16.04	Building Height	64
	16.05	Corner Lot, Special Requirements	64
	16.06	Lot Area, Frontage and Yard Regulations	64

