

THIS ORDINANCE IS
NO IN EFFECT AND MORE

CREDIT RIVER TOWNSHIP ORDINANCE NO. 5

AN ORDINANCE REGULATING THE USE OF LAND, THE LOCATION, SIZE, USE AND ARRANGEMENT OF BUILDINGS ON LOTS IN THE TOWN OF CREDIT RIVER FOR THE PURPOSE OF PROMOTING PUBLIC HEALTH, SAFETY, ORDER, CONVENIENCE, PROSPERITY AND GENERAL WELFARE OF THE SAID TOWN OF CREDIT RIVER AND FOR THE AFORESAID PURPOSE TO CLASSIFY THE LAND THEREIN INTO VARIOUS ZONING CLASSIFICATIONS.

THE TOWNSHIP OF CREDIT RIVER ORDAINS:

SECTION I.

Pending the adoption of a comprehensive zoning ordinance pursuant to Minnesota law for the purpose of regulating the location, size, use and height of buildings, arrangement of buildings on lots and density of population in the Town of Credit River, no person, firm, or corporation shall construct, move or extend the outside dimensions of any building upon any land in said Town without first having received a permit from the Town Clerk. This section shall not apply to residential improvements or additions where the cost of such improvement or addition does not exceed Three Hundred Dollars (\$300.00), nor shall this section apply to farm out buildings used exclusively for farming purposes.

SECTION II.

Pending the adoption of the aforesaid comprehensive zoning ordinance, the Town of Credit River shall be zoned into five (5) classes, namely:

Class I Agricultural
Class II Residential
Class III Residential
Class IV Commercial
Class V Industrial

Except for areas used otherwise at the date of this Ordinance, the entire Town of Credit River is deemed to be zoned Class I Agricultural or Class II Residential. For the purposes

of this Ordinance agricultural shall mean rural areas used exclusively for farming and Class II Residential shall mean single family dwelling units.

A. Any person, firm, or corporation desiring to zone any area from Class I or Class II to any other classification shall petition the Town Board for such change. The Town Board, upon receiving said petition, shall refer the same to the Town Planning Commission for the Planning Commission's recommendations. Within thirty (30) days after receiving the petition, the Town Planning Commission shall make written recommendation to the Town Board whereupon the Town Board shall hold a hearing on said petition, after giving two weeks published notice of said hearing, and then either allow or deny said petition.

B. For the purposes of this Ordinance, mobile home sites, trailer house sites shall be deemed Class III Residential and shall require Town Board approval for change of classification as set forth in this section.

SECTION III.

No areas presently used other than as Class I or Class II shall be enlarged or extended without approval of the Town Board as required for change in classification in Section II and subdivisions thereof. The same procedure for enlargement or extension of such area shall be followed as for change of classification in Section II and subdivisions thereof.

SECTION IV.

No building or structure shall be hereafter moved into the Town of Credit River except under the following conditions:

A. Any persons desiring to move buildings or structures

into the Town of Credit River shall apply for such permit to the Clerk of the said Town and shall at the time of the application pay to the Town of Credit River a fee of Fifty Dollars (\$50.00).

B. The said structures shall not be of over ten years of age and must be constructed in compliance with all of the presently operating codes and ordinances of the Town of Credit River.

C. If the proposed location of the said construction or structure is on a lot in an existing sub-division he must first obtain approval of the six nearest resident property owners.

D. A building permit or permits as required as to any other construction in the Town of Credit River shall be required in addition to the permit to move the structure into the Town of Credit River.

SECTION V.

The Town Board may vary or modify the provisions of this ordinance in harmony with the general intent and purpose of this ordinance if, in their opinion, practical difficulties or peculiar hardships in the way of carrying out the strict letter of the provisions of this ordinance exist. However, such variance or deviation shall not be made without unanimous action of the Town Board.

SECTION VI.

Any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be fined in an amount not to exceed One Hundred Dollars (\$100.00) or imprisoned for a period not to exceed ninety (90) days. Each day that any violation is

continued shall constitute a separate offense.

SECTION VII.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION VIII.

This Ordinance shall become effective from and after the date of its publication according to law.

Adopted this 13 day of May, 1968.

BOARD OF SUPERVISORS

TOWN OF CREDIT RIVER

By Roland Balgeman
Chairman

ATTEST:

John F. Casey
Town Clerk

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