

DISTRICT PROVISIONS

§ 1007.070 GENERAL ZONING DISTRICT PROVISIONS.

(1) *District Establishment.* The zoning districts are so designed as to assist in carrying out the intents and purposes of the Comprehensive Plan and to control residential densities in such a manner as to adequately provide public services and utilities. The zoning districts are based upon the Comprehensive Plan, which has the purpose of protecting the public health, safety, convenience, and general welfare by controlling the needs for public utilities, protecting against traffic congestion and accident hazards, protecting the public health from adverse influences generated by non-residential uses, protecting against the danger of fire conflagration, and other purposes of a similar nature. For purposes of this Ordinance, the City of Lino Lakes is hereby divided into the following zoning districts:

(a) *Rural Districts.*

1. R, Rural.
2. R-X, Rural Executive.

(b) *Residential Districts.*

1. R-1, Single Family Residential.
2. R-1X, Single Family Executive Residential.
3. R-EC, Single Family Estate Conservation District.
4. R-2, Two Family Residential.
5. R-3, Medium Density Residential.
6. R-4, High Density Residential.
7. R-6, Manufactured Home Park.
8. R-7, Manufactured Home Subdivision.

(c) *Business Districts.*

1. NB, Neighborhood Business.
2. LB, Limited Business.
3. GB, General Business.

(d) *Industrial Districts.*

1. LI, Light Industrial.
2. GI, General Industrial.

(e) *Special Districts.*

1. PSP, Public and Semi-Public.
2. R-BR, Rural Business Reserve.

3. PUD, Planned Unit Development.
4. AZO, Airport Zoning Overlay.
5. Shoreland Overlay.
6. Floodplain Overlay.

(2) *Zoning District Boundaries.* Zoning district boundary lines established by this Ordinance generally follow lot lines, the centerlines of railroad right-of-way lines, street rights-of-way, water courses or the corporate limit lines, all as they exist upon the effective date of this Ordinance.

(a) Appeals concerning the exact location of a zoning district boundary line shall be heard by the Council, serving as the Board of Adjustment and Appeals, pursuant to § 1007.018 of this Ordinance.

(b) Whenever any street, alley or other public way is vacated by official action of the City, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

(c) All streets, alleys, public ways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property in the most restrictive classification immediately abutting upon such alleys, streets, public ways or railroad rights-of-way. Where the centerline of a street, alley, public way or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

(d) All areas within the corporate limits of the City which are under water and which are not shown as included within any zone shall be subject to all regulations of the zone which immediately adjoins such water area. If such water area adjoins two or more zones, the boundaries of each zone shall be construed to be extended into the water area in a straight line until they meet the other district at the half-way point and/or to the corporation limits.

(3) *Zoning Map.* The location and boundaries of the districts established by this text are hereby set forth on the Zoning Map, entitled “Zoning Map of Lino Lakes”. Said map shall be on file with the Zoning Administrator, and hereinafter referred to as the “Zoning Map”. Said map and all the notations, references and other information shown thereon shall have the same force and effect as if fully set forth herein and thereby made a part of this Ordinance by reference.

(4) *Annexations.* In the event of annexation proceedings becoming final before the permanent zoning is determined, the annexed area shall be placed in the most restrictive district and such classification shall be considered an interim step pending permanent classification.