

CHAPTER 4. ZONING MAP, DISTRICT, GENERAL PROVISIONS

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📖 Section 400 - Zoning Map

400.01 Zoning Map. A map entitled “Zoning Map” for the City of Hermantown is hereby adopted as part of this code. Such map shall remain on file in the office of the City Clerk of the City of Hermantown.

📖 Section 405 - Shoreland Overlay Map

405.01 Shoreland Overlay Map. A map entitled “Official Shoreland Overlay Map” is hereby adopted as part of this code. Such map shall remain on file in the office of the City Clerk of the City of Hermantown.

📖 Section 410 - Wetland Overlay Map

410.01 Wetland Overlay Map. A map entitled “Official Wetland Overlay Map” is hereby adopted as part of this code. Such map shall remain on file in the office of the City Clerk of the City of Hermantown.

📖Section 415 - Flood Hazard Overlay Map

415.01 Flood Hazard Overlay Map. See [Chapter 15](#), Floodplain Management Regulations, of these Zoning Regulations.

📖Section 420 - Zoning Districts Established

420.01 Zoning Districts Established. The City is divided into the districts shown by the district boundaries on the Zoning Map, the Shoreland Overlay Map, the Wetland Overlay Map and the Flood Hazard Overlay Map. The districts are:

S-1	Suburban
R-1	Residential
R-2	Residential
R-3	Residential
R-3a	Multiple Family Dwellings
C	Commercial
C-1	Commercial Office/Light Industrial
C-1A	Adult Use
M-1	Manufacturing, Light Industrial
M-2	Manufacturing, Heavy Industrial
O	Open Space
P	Public
SH	Shoreland
W	Wetland
FP	Floodplain

📖Section 425 - District Boundaries

425.01 Locations. District boundaries shown within the lines of roads, streams and transportation rights-of-way shall be deemed to follow the centerlines of such roads, streams and rights-of-way. The vacation of roads shall not affect the location of such district boundaries. When the Zoning Officer cannot definitely determine the location of a district boundary, he or she shall refuse action, and the Board of Appeals and Adjustments, upon appeal, shall interpret the location of the district boundary with reference to the scale of the maps adopted by this code and the purposes set forth in all relevant provisions of this code. Where a district boundary line divides a lot of record into two or more districts, any portion of the lot within 50 feet of such

division may be used for any use of either district as approved by the Board of Appeals and Adjustments.

425.02 Conflict. In case of any conflict between the Official Shoreland Overlay Map and any other provisions of this code with respect to the location of any public waters on the location, size or boundary of any shoreland, the Official Shoreland Overlay Map shall govern.

425.03 Guide to Wetland Area. The Official Wetland Overlay Map of the City of Hermantown shall be used as a guide in determining the existence and location of a wetland area. The ultimate determination of the existence, location and boundary of a wetland area will be made by physical inspection of the lot.

Section 430 - Uniform Application

430.01 Uniform Application. The regulations for each zone district shall be uniformly applied to each use, structure or land.

Section 435 - Classification of Uses

435.01 Permitted Uses. These are the most suitable uses for a particular zone district. A permitted use shall be allowed as a matter of right.

435.02 Accessory Uses. A use or structure subordinate to the principal use or building on the same lot and serving a purpose incidental thereto. An accessory use shall be allowed as a matter of right.

435.03 Special Use. Certain uses, while normally not suitable in a particular zone district due to nuisance characteristics or incompatibility with permitted uses, are suitable under special circumstances. A use may be permitted as a special use in a zone district if a special use permit is issued under this code for such use.

435.04 Commercial-Industrial Development Uses. Effective May 17, 1983, all uses in C, C-1, C-1A, M-1 and M-2 Zone Districts involving the construction of a new structure(s) other than a sign and uses determined by the Zoning Officer under Section [845](#) to require a commercial-industrial development permit. No such uses may be allowed in such zone district unless a commercial-industrial development permit is issued under this code.

(Am. Ord. 83-02, passed 5-2-1983)

Section 440 - Use Not Specifically Described

440.01 Use Not Specifically Described. In the event the Zoning Officer determines that a proposed use is not specifically described in the regulations for the zone district in which it is to be located, an appeal may be taken to the Board of Appeals and Adjustments under the

procedures set forth in Section [350](#) of this code. In considering any such appeal, the Board shall allow the proposed use only if such use is similar to and compatible with the permitted uses, special uses or uses allowed with a commercial-industrial development permit within the zone district within which such proposed use is to be located and is in compliance with the comprehensive plan of the City of Hermantown. Any use that is determined by the Board of Appeals and Adjustments to be allowed shall be a special use if located in an S-1, R-1, R-2, R-3, P and O Zone District and a use allowed within a commercial-industrial development permit if located in a C-1, C-1A, M-1 or M-2 Zone District.