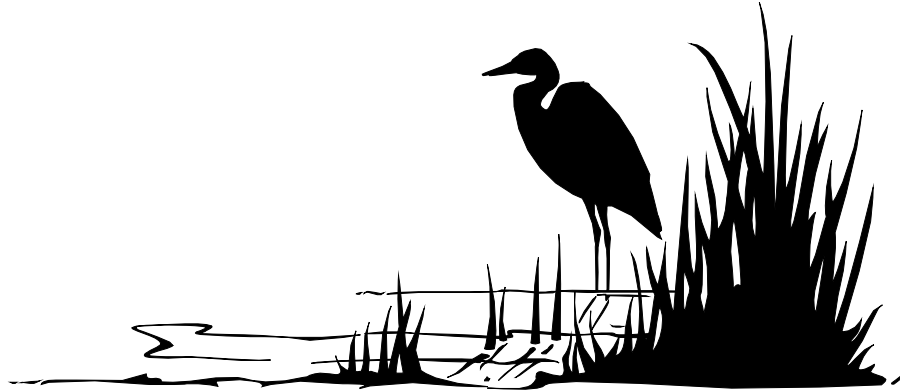


# **Aitkin County**

## **Zoning Ordinance**



**Adopted April, 1970**  
**Amended May 1971**  
**Amended May 1972**  
**Amended May 1983**  
**Amended August 1983**  
**Amended December 1984**  
**Amended July 1985**  
**Amended January 10, 1995**  
**Administrative Amendment June 6, 2001**  
**Amended August 28, 2007**  
**Administrative Amendment October 7, 2008**  
**Administrative Amendment June 7, 2011**  
**Administrative Amendment December 13, 2011**  
**Amended April 9, 2013**

[Appendix B – Zoning Tables]

General Category	Zone District	Examples of Permitted Uses*	Lot Width	Per Unit Lot Area ** (Minimum Lot Size)	Road Setback from Right-of-Way Trunk Highways				Side Yard Setback	Lot. Cov.
					Township	State	County	Federal		
Farm-Residential	F-R	Single & 2-family dwellings, agricultural, forestry, & seasonal use, etc.	300'	2.5 acres – if platted  5 acres – if metes and bounds	50'	50'	50'	30'	20'	35%
Residential	R	Single & 2-family dwellings, churches, accessory use or structure, etc.	100'	Individual water supply 20,000 sq. ft. 1 <sup>st</sup> unit, 10,000 sq. ft. each add. unit	50'	50'	50'	30'	10'	35%
			100'	Multiple ownership water supply 14,000 sq. ft. 1 <sup>st</sup> unit, 7,000 sq. ft. each add. unit	50'	50'	50'	30'	10'	35%
			75'	Multiple ownership water supply & sewer system, 10,000 sq. ft. 1 <sup>st</sup> unit, 5,000 each add. unit	50'	50'	50'	30'	10'	35%
Commercial	C	Shopping centers, General commercial uses, shop, etc.	100'	Same as R district	50'	50'	50'	30'	10'	50%
Manufacturing	M	Limited Industry, warehouses, small repair shops, etc.	100'	20,000 sq. ft.	50'	50'	50'	30'	20'	50%
Public	P	Parks, Recreation, State Forest, etc.	300'	2.5 acres – if platted  5 acres – if metes and bounds	50'	50'	50'	30'	20'	35%
Open Space	O	Agricultural and Forestry uses. Flood plains, swamp lands, and other areas unsuitable or unsafe for development	300'	2.5 acres – if platted  5 acres – if metes and bounds	50'	50'	50'	30'	20'	35%

- Shoreland – see Shoreland Management Ordinance

\*This list is representative only. See Appendix A for a more complete classification list and conditional uses.

\*\*Greater area, if needed to meet soil conditions (See subdivision platting regulations)