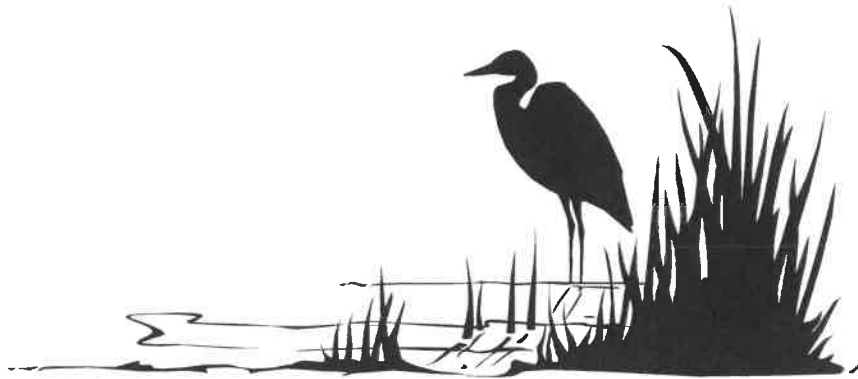


Aitkin County

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.	
					Federal Township	State	County			
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 st unit, 10,000 sq. ft. each add. unit	50'	50'	50'	30'	10'	35%
			100'	Multiple ownership water supply 14,000 sq. ft. 1 st 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 st 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)