

**SECTION 11.01:
ZONING ORDINANCE**

11.01 Zoning Ordinance

1.0 Title. This Ordinance shall be known and referred to as the Mahtomedi Zoning Ordinance and may be referred to as ‘this Ordinance’ or ‘this Section’.

2.0 Statement of Legislative Intent. This Ordinance is adopted to:

- A.** Protect and promote the public health, safety and general welfare of the community.
- B.** Classify properties into zones and districts reflecting their peculiar suitability for particular uses.
- C.** Guide future land development to insure a safer, more pleasant and more economical environment for residential, commercial, industrial and public activities.
- D.** Provide for sequential planned development that will allow the efficient and orderly expansion of utility systems without premature urbanization of existing undeveloped land.
- E.** Preserve the unique character and individuality of the City’s historic growth pattern.
- F.** Regulate the location, construction, alteration and use of buildings, structures and land.
- G.** Conserve property values.
- H.** Insure adequate light, air, privacy and convenience of access to property.
- I.** Prevent the overcrowding of land and the undue concentration of population.
- J.** Fix reasonable standards to which building structures and uses shall conform.
- K.** Lessen congestion in the public streets by providing off-street parking of motor vehicles and off-street loading and unloading of commercial vehicles.
- L.** Facilitate adequate transportation, water, sewage disposal, education, recreation and other public facilities and requirements.
- M.** Prohibit the use of buildings, structures and lands that are incompatible with the intended use or development of lands within the specified zones.
- N.** Protect against fire, explosion, noxious fumes, offensive noise, vibration, dust, odor, heat, glare and other pollution and hazards in the interest of the public health, comfort and general welfare.
- O.** Conserve natural resources and maintain high standards of environmental quality.
- P.** Conserve the natural and scenic beauty and attractiveness of roadsides.
- Q.** Preserve the quality of surface waters and guide the prudent development of shoreland areas.
- R.** Preserve and protect the capacity of flood plains and natural ponding areas to carry, hold and discharge excess surface waters.
- S.** Provide for the administration of this Ordinance and define the powers and duties of the various administrative officers and bodies.
- T.** Provide for the enforcement of this Ordinance and prescribe penalties for the violation of its provisions or any future amendments.

3.0 Relationship to the Comprehensive Plan. The administration, enforcement, and amendment of this Ordinance shall be consistent with the policies contained in the City’s adopted Comprehensive Plan. In accordance with Minnesota Statutes, the City Council will not approve any rezoning or other changes in this Ordinance that are inconsistent with the City’s Comprehensive Plan.