

SECTION 1 - PURPOSE

The purpose of this Ordinance is: to promote the health, safety, morals and general welfare throughout Faribault County by lessening congestion in the public rights-of-way; securing safety from fire, panic and other dangers; providing adequate light and air; facilitating the adequate provision of water, sewage and other public requirements; conserving the value of properties and encouraging the most appropriate use of land, pursuant to "an act authorizing county planning and zoning activities, establishing a Board of Adjustment and authorizing the enactment of official controls and providing penalties for the violation thereof" as enabled by Minnesota State Statutes 103F and 394 and Rule 6120.2600.

SECTION 2 - TITLE

This Ordinance shall be known as the "Faribault County Zoning Ordinance" when referred to herein, it shall be known as "this Ordinance".

SECTION 3 - JURISDICTION, SCOPE AND INTERPRETATION

A. Jurisdiction

The jurisdiction of this ordinance shall apply to all the area of Faribault County outside the incorporated limits of municipalities.

B. Scope

From and after the effective date of this ordinance, the use of all land and every building or portion of a building erected, altered in respect to height and area, added to or relocated, and every use within a building or use accessory thereto in Faribault County shall be in conformity with the provisions of this ordinance. Any existing building or structure and any existing use of properties not in conformity with the regulations herein prescribed shall be regarded as non-conforming, but may be continued, extended or changed subject to the special regulations herein provided with respect to non-conforming properties or uses.

C. Interpretation

In interpreting and applying the provisions of this ordinance, they shall be held to the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of this ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this ordinance, the provisions of such statute, other ordinance or regulation shall be controlling.