

**6105.0100 USE WITHIN LAND USE DISTRICTS.**

Subpart 1. **Nonconforming uses.** All uses in existence prior to the effective date of enactment or amendment of the ordinance which do not conform to the use restrictions of the newly established land use district are nonconforming uses. Under the authority permitted by law, local authorities may adopt provisions to regulate and control, reduce the number or extent of, or gradually eliminate nonconforming uses. Local authorities shall provide for the gradual elimination of sanitary facilities inconsistent with part 6120.1300, subpart 3, items B, C, and E over a period of time not to exceed five years from the date of enactment of the local ordinance.

Subp. 2. **Substandard uses.** All uses in existence prior to the effective date of enactment or amendment of the ordinance which are permitted uses within the newly established land use district, but do not meet the minimum lot area, setbacks, or other dimensional requirements of the ordinance are substandard uses. All substandard uses, except for substandard signs, shall be allowed to continue subject to the following conditions and exceptions:

A. Any structural alteration or addition to a substandard use which will increase the substandard dimensions shall not be allowed.

B. Each local authority shall provide for the gradual amortization of substandard signs over a period of time not to exceed five years from the enactment or amendment of the ordinance.

Subp. 3. **Permitted and conditional uses.** In the following table of uses P means permitted use, C means conditional use, and N means nonpermitted use.

Certain of the following uses are subject to the zoning dimension provisions and sanitary provisions in parts 6105.0110 and 6105.0120. All of the following uses are subject to the vegetative cutting provisions and the grading and filling provisions in parts 6105.0150 and 6105.0160.

	Land Use Districts		
	Wild River	Scenic River	Rec. River
A. Governmental campgrounds, subject to management plan specifications.	N	P	P
B. Private campgrounds, subject to management plan specifications.	N	C	C
C. Public accesses, road access type with boat launching facilities subject to management plan specifications.	N	P	P

D.	Public accesses, trail access type, subject to management plan specifications.	P	P	P
E.	Temporary docks.	C	C	P
F.	Other governmental open space recreational uses, subject to management plan specifications.	P	P	P
G.	Other private open space recreational uses, subject to management plan specifications.	C	C	C
H.	Agricultural uses.	P	P	P
I.	Single family residential uses.	P	P	P
J.	Forestry uses.	P	P	P
K.	Essential services.	P	P	P
L.	Sewage disposal systems.	P	P	P
M.	Private roads and minor public streets.	P	P	P
N.	Signs approved by federal, state, or local government which are necessary for public health and safety and signs indicating areas that are available, or not available, for public use.	P	P	P
O.	Signs not visible from the river that are not specified in N.	P	P	P
P.	Governmental resource management for improving fish and wildlife habitat; wildlife management areas; nature areas; accessory roads.	P	P	P
Q.	Underground mining that does not involve surface excavation in the land use district.	C	C	C
R.	Utility transmission power lines and pipelines, subject to the provisions of parts 6105.0170 and 6105.0180.	C	C	C
S.	Public roads, subject to the provisions in parts 6105.0190 and 6105.0200.	C	C	C

All uses not listed as permitted or conditional uses shall not be allowed within the applicable land use district.

**Statutory Authority:** *MS s 104.34*

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