

# West Lakeland Town Code

Adopted April 14, 2014

## Table of Contents

### 1. General Provisions

- 1.1. Adoption of Town of West Lakeland Code of Ordinances
- 1.2. Rules of Construction
- 1.3. Authority and Purpose
- 1.4. Severability
- 1.5. Publication and Effective Date

### 2. Administration

- 2.1. Zoning Administration
- 2.2. Board of Adjustment
- 2.3. Variances
- 2.4. Planning Commission
- 2.5. Reimbursement of Expenses
- 2.6. Conditional Uses
- 2.7. Certificate of Compliance
- 2.8. Environmental Assessment or Impact Statements
- 2.9. Changes and amendments
- 2.10. Enforcement

### 3. Permit Fees

- 3.1. Permit Fees
- 3.2. Establishment of Fees
- 3.3. Escrow Fund

### 4. Zoning Regulations, Zoning Maps, Districts and Uses

- 4.1. Zoning Regulations
- 4.2. Zoning Districts
- 4.3. 'A-1' Agricultural District and Uses
- 4.4. 'SFE' Single Family Estate District and Uses
- 4.5. NC-B' Neighborhood Commercial/Business District and Uses
- 4.6. 'HC-B' Highway Commercial/Business District and Uses
- 4.7. Conservancy District and Uses
- 4.8. Airport Overlay District

### 5. Density and Lot Requirements

- 5.1. General
- 5.2. Density
- 5.3. Lot Requirements

## **6. General Development Standards**

- 6.1. Application
- 6.2. Commercial Certificate of Compliance or Conditional Use Permit
- 6.3. Building Sites
- 6.4. Setback Restrictions
- 6.5. Building Size Restrictions
- 6.6. Building Code Restrictions
- 6.7. Limitations on Structures
- 6.8. Nonconforming Uses, Structures, and Lots
- 6.9. Accessory Structures
- 6.10. Traffic Control

## **7. Building Permits**

- 7.1. Application for Permits
- 7.2. Issuance
- 7.3. Retention of Plans
- 7.4. Work within Public Right-of-Way
- 7.5. Validity
- 7.6. Expiration and Completion of Permits
- 7.7. Moving Buildings

## **8. Performance Standards**

- 8.1. General Intent
- 8.2. Performance Standards for Commercial Buildings
- 8.3. Performance Standards for Exterior storage along major highways and county roads
- 8.4. Performance Standards for Exterior Lighting
- 8.5. Performance Standard for Fences
- 8.6. Performance Standards for Parking
- 8.7. Performance Standards for Screening
- 8.8. Performance Standards for Signs
- 8.9. Performance Standards for Driveways
- 8.10. Performance Standards for Roadways
- 8.11. Engineering Standards for Streets

- 8.12. Performance Standards for Walkways
- 8.13. Performance Standards for Accessory Apartments
- 8.14. Performance Standards for Wireless Communication Antennas/Towers
- 8.15. Performance Standards for Wind Energy Conversion Systems
- 8.16. Performance Standards for Storage of Vehicles and Personal Property

## **9. Erosion, Water management and Land Alteration**

- 9.1. General Provisions
- 9.2. Permit requirements
- 9.3. Erosion Control
- 9.4. Sediment Control
- 9.5. Restoration
- 9.6. Drainage
- 9.7. Wetland and Water Preservation
- 9.8. Preservation of natural drainageways/ waterways
- 9.9. Other Storm Water Management Provisions
- 9.10. Land Clearing
- 9.11. Illicit Discharge and Connection Stormwater Ordinance

## **10. Home Occupations**

- 10.1. Intent
- 10.2. Definition and Restrictions
- 10.3. Home Occupation Use Permit
- 10.4. Certain Uses Excepted
- 10.5. Home Occupation Interim Use Permit.

## **11. Performance Standards for Home Occupation Uses**

- 11.1. Performance Standards for Seasonal Agricultural Business
- 11.2. Performance Standards for Car Wash
- 11.3. Essential Services – Government Uses, Buildings and Storage
- 11.4. Performance Standards for Essential Services
- 11.5. Performance Standards for Motor Vehicle Repair
- 11.6. Performance Standards for Motor Vehicle Service Station
- 11.7. Performance Standards for Public Recreation Facility
- 11.8. Performance Standards for Schools
- 11.9. Performance Standards for Multiple Use Commercial Centers (MUCC)

## **12. Subdivision**

- 12.1. Intent
- 12.2. Scope and Applicability
- 12.3. Administration
- 12.4. Lot Line Adjustment
- 12.5. Minor Subdivision
- 12.6. Major Subdivision
- 12.7. Major Subdivision Requirements
- 12.8. Final Plat Requirements
- 12.9. General Development Standards
- 12.10. Minimum Design Standards - Lot Requirements
- 12.11. Utilities
- 12.12. Sanitary Sewer
- 12.13. Water Supply
- 12.14. Storm Water Drainage
- 12.15. Erosion Control during Construction
- 12.16. Required Improvements
- 12.17. Financial Guarantee

### **13. Environmental Regulations**

- 13.1. Hazardous Materials
- 13.2. Explosives
- 13.3. Radiation and Electrical Interference
- 13.4. Nuisances
- 13.5. Unsafe Buildings
- 13.6. Shade Tree Disease

### **14. Special Well and Boring Construction Areas**

- 14.1. Purpose and Intent
- 14.2. GAC Filter System Specifications
- 14.3. GAC Filter Maintenance And Change Out
- 14.4. GAC Filter Systems Installation
- 14.5. New Well Construction
- 14.6. Well Sampling Requirements Within The SWBCA
- 14.7. Maintenance Requirements
- 14.8. Property Transfer Disclosure
- 14.9. Administration

14.10. Payment to Township

**15. Regulations of Utility**

15.1. Purpose

15.2. Utility Construction in Road Cross-Section

15.3. Construction Permits

15.4. Restoration Work

15.5. Relocation of Utilities

15.6. Street Improvements, Paving or Resurfacing

15.7. Location of Facilities

15.8. Licensee's Annual Report

15.9. General Conditions Applicable to Service Area Licenses for Natural Gas Utilities

15.10. Utility Permit Application

15.11. Resident Complaints Against Utilities

15.12. Initial Service Area License Fees

15.13. Miscellaneous Provisions

**16. Public Safety**

16.1. Regulation of Fires and Burning

16.2. Recreational Vehicles

16.3. Traffic ordinances

16.4. Parking Restrictions

16.5. Swimming Pools

16.6. Shooting and Carrying of Firearms and Weapons

16.7. Peddling and Soliciting

16.8. Obstructions in Town Rights of Way

**17. Animal Control**

17.1. Purpose

17.2. Definitions

17.3. Poundkeeper/Designated Animal Control Officer

17.4. Regulations Relating to the Keeping of Dogs

17.5. Prohibition of Kennels

17.6. Private or Commercial Kennels

17.7. Issuance of Permits

17.8. Exotic animals

17.9. Regulations Relating to Livestock and Livestock Operations

## **18. Terms and Definitions**

18.1. Other Definitions

18.2. Minnesota Definitions to Apply

18.3. General Definitions

18.4. Certain Terms Defined