

Section 4 - Rules and Definitions

A. Rules

1. Interpretation of Terminology

- a. For the purpose of this Ordinance, words used in the present tense shall include the future; words in the singular shall include the plural, and the plural the singular.
- b. The word “person” shall include a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- c. The word “shall” is mandatory and not discretionary.
- d. The word “may” is permissive.
- e. The word “lot” shall include the word “plot”, “piece”, and “parcel”.
- f. The words “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

2. Permitted Uses

Permitted uses of land or buildings, as hereinafter listed, shall be permitted in the Districts indicated under the conditions specified. No building or land shall be devoted to any use other than a use permitted hereinafter in the Zoning District in which such a building, structure or land shall be located, except for the following exceptions:

- a. Uses lawfully established prior to the effective date of this Ordinance.
- b. Conditional uses allowed in accordance with Paragraph 3 of this Section.
- c. Essential services erected, constructed, altered or maintained by public utilities or by governmental departments or commissions, subject only to the permit requirements of Section 21.

3. Conditional Uses

Conditional uses of land or buildings, as hereinafter listed, may be allowed in the Districts indicated, subject to the issuance of Conditional Use Permits, in accordance with the provisions of Section 13. Whenever a conditional use is

named as a major category, it shall be deemed to include all and only those itemized uses listed.

B. Definitions

For the purpose of this Ordinance, certain items and words are defined as follow:

1. "Accessory Building" means a subordinate building or portion of the main building which is located on the same lot as the main building and the use of which is clearly incidental to the use of the main building.
2. "Agriculture" means the art or science of cultivating the soil and activities incidental thereto: the growing of soil crops in the customary manner on open tracts of land; the accessory raising of livestock and poultry; farming. The term shall include incidental retail selling by the producer or products raised on the premises, provided that space necessary for parking of vehicles of customers shall be furnished off the public right-of-way.
3. "Automobile Repair, Major" means general repair, rebuilding or reconditioning of engines, motor vehicles or trailers, including body work, framework, welding and major painting service.
4. "Automobile Repair, Minor" means the replacement of any part or repair of any part which does not require the removal of the engine head or pan, engine, transmission or differential; incidental body and fender work.
5. "Auto/Salvage Yard " means land or buildings where waste, discarded or salvaged materials are brought, sold, exchanged, stored, cleaned, packed, disassembled or handled, including, but not limited to scrap metal, rags, paper rubber products, glass products, lumber products and products resulting from the wrecking of automobiles or other vehicles, provided further, that the storage of five (5) or more inoperative or unlicensed motor vehicles for a period in excess of three (3) months shall also be considered a junk yard.
6. "Basement" means a portion of a building located partly underground. A basement shall be counted as a story if it has one-half (1/2) or more of its height above the highest level of the adjoining ground and/or if it is intended to be used for dwelling or business purposes.
7. "Block" means an area of land within a subdivision that is entirely bounded by streets, or by streets and the exterior boundary or boundaries of the subdivision, or a combination of the above with a river or lake.
8. "Bluff" means a topographic feature such as a hill, cliff, or embankment having the following characteristics (An area with an average slope of less than eighteen percent

(18%) over a distance of fifty (50) feet or more shall not be considered part of the bluff.):

- Part or all of the feature is located in a Shoreland area;
 - The slope rises at least twenty-five (25) feet above the ordinary high water level of the waterbody;
 - The grade of the slope from the toe of the bluff to a point twenty-five (25) feet or more above the ordinary high water level averages thirty percent (30%) or greater; and
 - The slope must drain toward the waterbody.
9. “Bluff Impact Zone” means a bluff and land located within twenty (20) feet from the top of a bluff.
 10. “Board of County Commissioners” means the Watonwan County Board of County Commissioners.
 11. “Boathouse” means a structure designed and used solely for the storage of boats or boating equipment.
 12. “Building” means any structure for the shelter, support or enclosure of persons, animals, chattel or property of an kind; and when separated by party walls without openings, each portion of such building so separated shall be deemed a separate building.
 13. “Building, Agriculture” means all buildings, other than dwellings, which are incidental to a farming operation.
 14. “Building Line” means a line parallel to a lot line or the ordinary high water level at the required setback beyond which a structure may not extend.
 15. “Building Permit” means a document issued by the Office of the Zoning Administrator to permit construction or the establishment of, but not limited to, all buildings, building additions, structures, towers, basements, farm and wildlife ponds, earth excavations, shoreland repairs, sewer systems, repair of sewer systems, mobile homes, trailer houses, all farm buildings, grain bins, corn cribs, silos, feed rooms, milk rooms, etc.
 16. “Campground” means an area of property used on a daily, nightly or weekly basis upon which a tent, pickup camper, motor home, pop-up camper, trailer made for camping where proper sanitation facilities and spacing of camp units are provided and maintained.

17. "Club or Lodge" means a club or lodge that is a non-profit association of persons who are bonafide members paying annual dues, use of premises being restricted to members and their guests
18. "Cluster Development" means a pattern of subdivision development which places housing units into compact groupings while providing a network of commonly owned or dedicated open space.
19. "Commercial Planned Unit Development" means a use that typically provides transient, short-term lodging spaces, rooms, or parcels and operations that are essentially service oriented. For example, hotel/motel accommodations, resorts, recreational vehicle and camping parks, and other primarily service oriented activities are commercial planned unit developments.
20. "Commercial Use" means the principal use of land or buildings for the sale, lease, rental, or trade of products, goods and services.
21. "Community Water and Sewer Systems" means utilities systems serving a group of buildings, lots, or an area of the County with the design and construction of such utility systems as approved by the County Engineering Department and the State of Minnesota.
22. "Commissioner" means the Minnesota Commissioner of Natural Resources.
23. "Conditional Use" means a use which, because of unique characteristics, cannot be classified as a permitted use in any particular district. After due consideration, in each case, of the impact of such use upon neighboring land of the public desirability for the particular use at the particular location, a "Conditional Use Permit" may or may not be granted. If granted, the Planning Commission and/or County Board may attach conditions and guarantees upon the "Conditional Use Permit" deemed necessary for the protection of the public interests.
24. "Corner Lot" means a lot situated at the junction of and fronting on two or more roads or highways.
25. "Country Club" means a golf club equipped with a golf course and a club house.
26. "Deck" means a horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than three (3) feet above ground.
27. "Depth of Lot" means the mean horizontal distance between the mean front street and the mean rear lot line. The greater frontage of a corner is its depth, and its lesser frontage is its width.

28. “Duplex, triplex, and quad” means a dwelling structure on a single lot, having two, three, and four units, respectively, being attached by common walls and each unit equipped with separate sleeping, cooking, eating, living, and sanitation facilities.
29. “District” means a section of the County for which the regulations governing the height, area, use of buildings, and premises are the same.
30. “Dwelling” means structure or portion of a structure, or other shelter designed as short-or long-term living quarters for one or more persons, including rental or timeshare accommodations such as motel, hotel, and resort rooms and cabins.
31. “Dwelling, Single Family Detached” means a dwelling structure designed for or occupied exclusively by one (1) family, not attached to another dwelling, set on a permanent masonry or concrete foundation extending below frost level, with a minimum of seven hundred sixty (760) square feet of floor area on the ground floor and surrounded by open space on the same lot.
32. “Dwelling, Multiple” means a dwelling designed for or occupied by two (2) or more families.
33. “Dwelling, Non-Farm” means a dwelling not connected with a farming operation.
34. “Dwelling Site” means a designated location for residential use by one or more persons using temporary or movable shelter, including camping and recreational vehicle sites.
35. “Easement” means a grant by a property owner for the use of a strip of land for the purpose of construction and maintaining utilities, including but not limited to sanitary sewers, water mains, electric lines, telephone lines, storm sewer or storm drainage ways and gas lines.
36. “Equal Degree of Encroachment” means a method of determining the location of encroachment lines so that the hydraulic capacity of flood plain lands on each side of a stream are reduced by an equal amount when calculating the increases in flood stages due to flood plain encroachments.
37. “Essential Services” means overhead or underground electrical, gas, steam or water transmission or distribution systems and structures; or collection, communication, supply or disposal systems and structures, used by public utilities or governmental departments or commissions; or as are required for protection of the public health, safety or general welfare, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, and accessories in connection therewith, but not including buildings. For the purpose of this Ordinance, the word “Building” does not include “structures” for essential services.

38. "Extraction Pit" means any artificial excavation of the earth exceeding fifty (50) square feet of surface area of at least two (2) feet in depth, excavated or made by the removal from the natural surface of the earth, of sod, soil, sand, gravel, stone or other natural matter; or made by turning, or breaking or undermining the surface of the earth. Excavations ancillary to other construction of any installation erected or to be erected, built, or placed thereon in conjunction with or immediately following such excavation shall be exempted, if a permit has been issued for such construction for installation.
39. "Extractive Use" means the use of land for surface or subsurface removal of sand, gravel, rock, industrial minerals, other nonmetallic minerals, and peat not regulated under Minnesota Statutes, sections 93.44 to 93.51.
40. "Family" means any number of individuals living together, related by blood, on the premises, or a single housekeeping unit, housing not more than four (4) people, as distinguished from a group occupying a boarding house, lodging house or hotel.
41. "Farm" means a tract of land thirty-five (35) acres or more in size, which is principally used for agricultural activities such as the production of cash crops, livestock or poultry farming. Such farm may include a farm dwelling and accessory buildings and structures necessary to the operation of the farm.
42. "Farm, Hobby" means an area used as a limited farm operation where the income from the farm is incidental to the property.
43. "Farm, Split" means the process by which an existing farm is severed into two (2) parcels, one of which contains only the buildings and adjacent land, and also consists of a minimum of 2 ½ acres.
44. "Farming" means the cultivation of the soil and all activities incidental thereto; agriculture.
45. "Farmland" means any land used in conjunction with a farming operation.
46. "Farmstead" means property on which structures and a farm dwelling are located for management, storage, livestock, etc., for a farm operation.
47. "Feedlot, Agricultural" means an enclosure for the purpose of feeding poultry or livestock, an accessory use incidental to a farming operation and/or where the natural vegetation is not maintained.
48. "Final Plat" means a drawing or map of a subdivision, meeting all the requirements of the County and in such form as required by the County for purposes of recording.

49. "Flood" means a temporary rise in stream flow or stage that results in inundation of the areas adjacent to the channel.
50. "Flood Area" means the sum of the gross horizontal areas of the several floors of a building measured from the exterior walls, including basements and attached accessory building.
51. "Flood Fringe" means that portion of the flood plain outside of the floodway.
52. "Flood Plain" means those areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood. Flood plain areas within Watonwan County shall encompass all areas designated as Zone A on the Flood Insurance Rate Map.
53. "Flood Proofing" means a combination of structural provisions, changes or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.
54. "Floodway" means the bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining flood plain which are reasonably required to carry or store the regional flood discharge.
55. "Forest Land Conversion" means the clear cutting of forested lands to prepare for a new land use other than re-establishment of a subsequent forest stand.
56. "Fur Farm" means an area used for keeping and/or raising fur bearing animals.
57. "Garage, Private" means a detached or attached accessory building or carport which is used primarily for storing passenger vehicles, trailers or one (1) truck of a rated capacity of 9,000 pounds gross weight or less.
58. "Garage, Public" means any premises, except those described as a private garage, used for the storage or care of power driven vehicles or where any such vehicles are equipped for operation, repair or are kept for remuneration, hire or sales.
59. "Guest Cottage" means a structure used as a dwelling unit that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling unit on a lot and is used for temporary housing of occasional guests overnight.
60. "Hardship" means the same as that term is defined in Minnesota Statutes, Chapter 394.
61. "Health Authority" means the Environmental Health, Sanitation, County Zoning and Solid Waste Officer or their authorized representative.

62. "Height of Building" means the vertical distance between the highest adjoining ground level at the building or ten (10) feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof.
63. "Highway" means any public thoroughfare or vehicular right-of-way with a Federal or State numerical route designation; any public thoroughfare or vehicular right-of-way with a Watonwan County numerical route designation.
64. "Home Occupation" means any occupation of a service character which is clearly secondary to the main use of the premises as a dwelling place and which does not change the character thereof or have any exterior evidence of such secondary use.
65. "Industrial Use" means the use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.
66. "Intensive Vegetation Clearing" means the complete removal of trees or shrubs in a contiguous patch, strip, row, or block.
67. "Livestock Waste Lagoon" means a diked enclosure for disposal of livestock wastes by natural processes.
68. "Lot" means a parcel of land designated by plat, metes and bounds, registered land survey, auditors plot, or other accepted means and separated from other parcels or portions by said description for the purpose of sale, lease, or separation.
69. "Lot Area" means the land area within the lot lines.
70. "Lot Area Per Family" means the area per family is the lot area required by this Ordinance to be provided for each family in a dwelling.
71. "Lot, Corner" means a lot situated at the junction of and abutting on two or more intersecting streets, or a lot at the point of deflection in alignment of a continuous street, the interior angle of which does not exceed one hundred thirty-five (135) degrees.
72. "Lot Depth" means the mean horizontal distance between the mean front road and the mean rear lot line. The greater frontage of a corner lot is its depth, and its lesser frontage is its width.
73. "Lot, Double Frontage" means an interior lot having frontage on two streets.
74. "Lot, Interior" means a lot other than a corner lot.

75. "Lot Line, Front" means that boundary of a lot which abuts an existing or dedicated public street, and in the case of a corner lot, it shall be the shortest dimension on a public street except that a corner lot in a nonresidential area shall be deemed to have frontage on both streets.
76. "Lot Lines" mean the lines bounding a lot, as defined herein. When a lot line abuts a road, street, avenue, park or other public property, except an alley, such line shall be known as a street line; and when a lot line abuts an alley, it shall be known as an alley line.
77. "Lot Width" means the shortest distance between lot lines measured at the midpoint of the building line.
78. "Manufactured Home" means a factory built single or double structure equipped with the necessary service connections and structured so as to be readily movable to be relocated and without permanent foundation.
79. "Metes and Bounds" mean a method of property description by means of their direction and distance from an easily identifiable point.
80. "Mining" means the extraction of sand, gravel, rock, soil, or other material from the land in the amount of four hundred (400) cubic yards or more and the removal thereof from the site. The only exclusion from this definition should be removal of minerals associated with the nominal construction of a building.
81. "Modular Home" means a non-mobile housing unit that is basically fabricated at a central factory and transported to a building site where final installations are made, permanently affixing the module to the site. A modular home shall be congruous to a one (1) family dwelling.
82. "Motel" means a building or group of buildings used primarily for the temporary residence of motorists or travelers.
83. "Motor Home" means a recreational vehicle used for short term travel and may be equipped with the necessary service connections.
84. "Nonconforming Use" means a use lawfully in existence on the effective date of this Ordinance and not conforming to the regulations for the district in which it is situated.
85. "Non-Farm Dwelling" (SEE Dwelling)
86. "Noxious Matter or Materials" means material capable of causing injury to living organisms by chemical reaction, or capable of causing detrimental effects on the physical or economic well-being of individuals.

87. “Nuisance” means annoyance, anything which causes injury, inconvenience, or damage, or which essentially interferes with the enjoyment of life or property, and shall include inadequate or unsanitary sewage or plumbing facilities or other unsanitary conditions.
88. “Obstruction” means any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or regulatory flood hazard area which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the flow of water might carry the same downstream to the damage of life or property.
89. “Ordinary High Water Level” means the boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.
90. “Persons” means any individual, firm, partnership, corporation, company, association, joint stock association or body politic; includes any trustee, receiver, assignee or other similar representative thereof.
91. “Planned Unit Development” means the grouping of land parcels for development as an integrated, coordinated unit in a manner which emphasizes flexibility of design of land under single or unified ownership and developed with community or public sewer and water systems and through clustering of buildings or activities, according to a development plan agreed upon by the County and the developer and applicable State agencies.
92. “Planning Advisory Commission” means the duly appointed Planning Advisory Commission of Watonwan County; and also referred to as “Planning Commission”, “Commission”, and “PAC”.
93. “Plot” means a tract, other than one (1) unit, of a recorded plat or subdivision and occupied and used or intended to be occupied and used as an individual site and improved or intended to be improved by the erection thereon of buildings, and having a frontage on a public road or highway or upon a traveled or used road, and including as a minimum such open spaces as required under this Ordinance.
94. “Preliminary Plat” means a tentative drawing or map of a proposed subdivision, meeting the requirements herein enumerated.

95. "Premises" means a lot or plot with the required front, side and rear yards for a dwelling or other use as allowed under this Ordinance.
96. "Public Nuisance" means any condition which is generally objectionable to people in the direct area and as regulated in Section 12, Subdivision J of this Ordinance.
97. "Public Water" means any waters as defined in Minnesota Statutes, Section 103G.005, Subdivision 15.
98. "Reach" means a hydraulic engineering term to describe longitudinal segments of a stream or river influenced by a natural or manmade obstruction. In an urban area, the segment of a stream or river between two (2) consecutive bridge crossings would most typically constitute a reach.
99. "Recreation Equipment" means play apparatus such as swing sets and slides, sandboxes, poles for nets, picnic tables, lawn chairs, barbecue stands, and similar apparatus but not including tree houses, swimming pools, playhouses exceeding twenty-five (25) square feet of floor area, or sheds utilized for storage of equipment.
100. "Recreational Vehicle Campground" means any area used on a daily, nightly or weekly basis for the accommodation of five (5) or more occupied tents, expandable camp trailers, travel trailers, motor homes and converted buses or trucks; whether privately or publicly owned; and whether use of such accommodation is granted free of charge or for compensation. No manufactured homes shall be allowed in campgrounds.
101. "Regional Flood" means a flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. Regional flood is synonymous with the term "base flood" as used in the Flood Insurance Rate Map.
102. "Regulatory Flood Protection Elevation" means an elevation no lower than one (1) foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.
103. "Road" means a public or private right-of-way affording primary access by pedestrians and vehicles to abutting properties, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place or however otherwise designated.
104. "Sanitary Facilities" means toilets, lavatories, showers, urinals, drinking fountains, and the service building or room provided for the installation and use of these units.

105. "Semipublic Use" means the use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.
106. "Sensitive Resource Management" means the preservation and management of areas unsuitable for development in their natural state due to constraints such as shallow soils over groundwater or bedrock, highly erosive or expansive soils, steep slopes, susceptibility to flooding, or occurrence of flora or fauna in need of special protection.
107. "Setback" means the minimum horizontal distance between a building and a highway right-of-way or road right-of-way, side property line, high water mark of a lake or a stream, sewage treatment system, top of bluff, or other facility in order to comply with the requirements set forth in the Watonwan County Zoning Ordinance.
108. "Sewage Treatment System" means a septic tank and soil absorption system or other individual or cluster type sewage treatment system as described and regulated in Section 12 of this Ordinance.
109. "Sewer System" means pipelines or conduits, pumping stations, and force main, and all other construction, devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal.
110. "Shore Impact Zone" means land located between the ordinary high water level of a public water and a line parallel to it at a setback of fifty percent (50%) of the structure setback.
111. "Shoreland" means the land located within the following distances from public waters (a) 1,000 feet from the normal high water mark of a lake, pond or flowage; (b) 300 feet from a river or stream or the landward extent of a flood plain designated by this Ordinance on such a river or stream, whichever is greater. The practical limits of shorelands may be less than the statutory limits whenever the waters involved are bounded by natural topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner.
112. "Significant Historic Site" means any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minnesota Statutes, Section 307.08. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota State Archaeologist or the Director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.
113. "Sign" means a name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or

land in view of the general public and which directs attention to a product, place, activity, person, institution or business.

114. "Sign, Advertising" means a sign which directs attention to a business, commodity, service, activity, or entertainment not necessarily conducted, sold or offered upon the premises where such sign is located; a billboard.
115. "Sign, Business" means a sign which directs attention to a business or profession or to a commodity, service or entertainment sold or offered on the premises where such sign is located.
116. "Sign, Flashing" means any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use.
117. "Sign, Pylon" means a free standing sign erected upon a single pylon or pose which is in excess of ten (10) feet in height with the sign mounted on the top thereof.
118. "Sign, Rotating" means a sign which revolves or rotates on its axis by mechanical means.
119. "Sign, Surface of" means the entire area within a single, continuous perimeter enclosing the extreme limits of the actual sign surface. It does not include any structural elements outside the limits of such sign and not forming an integral part of the display. Only one (1) side of a double-faced V-type sign structure shall be used in computing total surface area.
120. "Sign, Temporary" means a sign allowed for a period of ninety (90) days or less.
121. "Steep Slope" means land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this Ordinance. Where specific information is not available, steep slopes are lands having average slopes over twelve percent (12%), as measured over horizontal distances of fifty (50) feet or more, that are not bluffs.
122. "Story" means that portion of a building included between the surface of any floor and the surface of the next floor above it or, if there is no floor above it, the space between the floor and the ceiling next above it.
123. "Story, Half" means that portion of a building under a gable, hip or gambrel roof, the wall plates of which, on at least two (2) opposite exterior walls, are not more than two (2) feet above the floor of such story.

124. "Street" means a public right-of-way which affords the primary means of access to abutting property.
125. "Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having a location on the ground.
126. "Structure, Nonconforming" means a structure which is legally existing upon the effective date of this Ordinance which would not conform to the applicable regulations if the structure were to be erected under the provisions of this Ordinance.
127. "Structure, Alterations" means any change in the supporting members of a building such as bearing walls, columns, beams, or girders.
128. "Subdivision" means a described tract of land which is to be or has been divided into one (1) or more lots or parcels or the division of a lot, tract or parcel of land into one (1) or more lots, tracts or parcels, none of which are greater than five (5) acres in area (exclusive of road right-of-way) or greater than three hundred (300) feet in width, for the purpose of transferring ownership or building development; or if a new street is involved, any division or development of a parcel of land. The term shall include resubdivision of land; provided, however, that the sale or exchange of small parcels of platted land to or between adjoining property owners shall not be considered as a subdivision, and provided the remaining acreage is not less than the minimum requirements of the appropriate zoning district. Existing farmsteads shall be exempt from platting requirements if the land so divided is intended for agricultural use. If the land is intended for residential use, all platting requirements shall be adhered to.
129. "Subdivision Ordinance" means a separate set of regulations covering Subdivisions.
130. "Substandard Shoreland Use" means any use of shoreland existing prior to the date of enactment of any County ordinance which is permitted within the applicable zoning district but does not meet the minimum lot area and length of water frontage, structure setbacks or other dimensional standards of the ordinance.
131. "Surface Water Oriented Commercial Use" means the use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.
132. "Toe of the Bluff" means the point on a bluff where there is, as visually observed, a clearly identifiable break in the slope, from gentler to steeper slope above. If no break in the slope is apparent, the toe of bluff shall be determined to be the lower end of a fifty (50) foot segment, measured on the ground, with an average slope exceeding eighteen percent (18%).

133. "Top of the Bluff" means the point on a bluff where there is, as visually observed, a clearly identifiable break in the slope, from steeper to gentler slope above. If no break in the slope is apparent, the top of bluff shall be determined to be the upper end of a fifty (50) foot segment, measured on the ground, with an average slope exceeding eighteen percent (18%).
134. "Travel Trailer" means a vehicle without motor power used or adaptable for living, sleeping, business or storage purposes, having no foundation other than wheels, block, jacks, houses or skirting, which does not meet building code requirements and has been or reasonably may be equipped with wheels or other devices for transporting the structure from place to place. The term "trailer" shall include camp car, camp bus, camper and house car. A permanent foundation shall not change the character unless the entire structure is erected in accordance with the approved Building Code.
135. "Unincorporated Area" means the area outside a city.
136. "Use" means the purpose for which land or premises or a building thereon is designated, arranged or intended, or for which it is or may be occupied or maintained.
137. "Use, Accessory" means a use clearly incidental or accessory to the principal use of a lot or a building located on the same lot as the accessory use.
138. "Use, Permitted" means a use which conforms with the requirements of the zoning district within which it is located.
139. "Use, Principal" means the primary use of the land or structures as distinguished from accessory uses.
140. "Variance" means the same as that term is defined or described in Minnesota Statutes, Chapter 394.
141. "Water Oriented Accessory Structure or Facility" means a small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boat houses, gazebos, screen houses, fish houses, pump houses, and detached decks.
142. "Wetland" means a surface water feature classified as a wetland in the United States Fish and Wildlife Service Circular No. 39 (1971 edition).
143. "Yard" means any space in the same lot with a building, open and unobstructed from the ground to the sky.

144. "Yard, Front" means a yard extending across the front of the lot between the side yard lines and lying between the right-of-way of the road or highway and the nearest line of the building.
145. "Yard, Rear" means an open space unoccupied except for accessory buildings or the same lot with a building between the rear lines of the building and the rear line of the lot, for the full width of the lot.
146. "Yard, Side" means an open, unoccupied space on the same lot with a building, between the building and the side line of the lot and extending from the front lot line to the rear of the back yard.