

SECTION 1. TITLE AND APPLICATION

Subsection 1. Title. This Ordinance shall be known as the "Dundas Zoning and Subdivision Ordinance" except as referred to herein, where it shall be known as "Ordinance."

Subsection 2. Intent and Purpose. This Ordinance is adopted for the purpose of:

- (A) Protecting the public health, safety, morals, comfort, convenience and general welfare.
- (B) Providing orderly development of the residential, commercial, agricultural, recreational and public areas.
- (C) Dividing the City into zones and districts and regulating therein, the location, and use of structures and land. Conserving the natural and scenic beauty and attractiveness of the community.
- (D) Providing for the compatibility of different land uses and the most appropriate use of land throughout the community.
- (E) Providing for the administration of this Ordinance and the amendments thereto.
- (F) Defining the powers and duties of the administrative officers and bodies as provided hereinafter.
- (G) Prescribing penalties for the violation of the provisions of this Ordinance or any amendment thereto.

Subsection 3. Standards. Where the conditions imposed by and provision of this Ordinance are either more or less restrictive than comparable conditions imposed by any other ordinance of the City, the more restrictive condition, standard, or requirement shall prevail.

Subsection 4. Conformance With This Ordinance. No structure shall be erected, converted, enlarged, reconstructed, or altered, and no structure or land shall be used for any purpose which is not in conformity with the provisions of this Ordinance.

Subsection 5. Uses Not Provided for Within Zoning Ordinance. Whenever in any zoning district a use is neither specifically permitted nor denied, the use shall be considered prohibited. However, the City Council may initiate an amendment to the Zoning Ordinance to provide for the particular use under consideration, or may find that the use is not compatible for development in the City.

Subsection 6. Authority. This Ordinance is enacted pursuant to the authority granted by the Municipal Planning Act, Minnesota Statutes, Chapter 462.

Subsection 7. Comprehensive Revision. This Ordinance is a comprehensive revision of City Code Section 1500 as adopted by the City of Dundas.