

- Wabana Township Comprehensive Plan outlines the Township's Values. From the Plan we are developing a land use ordinance with goals that protects and preserves:
  - The Township's natural resources (Water, Forests, etc.)
  - Rural feel of the Community
  - Value growth that reflects township's values and is sustainable
- Our Ordinance will address the whole Township, and will:
  - Only address Variances, Conditional Use Permits, and Zoning Changes, it will *not* address Building Permits.
  - We will rely the County for issuance of all Building Permits.
  - Be stricter in specific areas to achieve the Comp Plan's goals by identifying Prohibited / Non-permitted Uses
- Wording of the Township ordinance:
  - Based on inputs from Township Attorney and the Comp Plan
  - Section 5 – Shoreland Overlay District reflects Itasca County's SO wording
  - Incorporates many of Itasca County's Zoning ordinance requirements along with our own list of Prohibited / Non-permitted Uses
- Expected Timing – complete draft of ordinance and hold public hearings in the near future to review and adopt.
- Township has established Planning Commission to review Variances, Conditional Use Permits, and Zoning Changes. Administrative procedures have been defined by our Township lawyer.

- **Prohibited / Not Permitted Uses for Farm Residential (FR), Rural Residential (RR) & Public Land (PL) Districts**

The following are Prohibited / Not Permitted Uses in the non-riparian (outside of the Shoreland Overlay district) Farm Residential, Rural Residential District & Public Land Districts. Variances and / or Conditional Use Permits (CUP) shall not and cannot be granted to allow a non-permitted use in the Districts:

1. Campgrounds, including RV Parks;
2. Community Solar Gardens;
3. Solar Farms;
4. Wind Energy Conversion Systems;
5. Conservation Developments, Major;
6. Conservation Developments, Non-compliant Minor.

- **Prohibited / Not Permitted Uses for Recreational Commercial (RC) District**

At this time there is no Recreational Commercial property that exists outside of Shoreland Overlay district. If there is a Zoning Change, we the list of non-permitted uses is:

1. Agriculture Implements, Distribution Display Repairs and Sales;
2. Contractor, Equipment and Material Storage;
3. Electric, Light and Power Company Yards;
4. Gasoline. Gasoline Bulk Storage, Tank Oil, and/or Service Stations;
5. Machine and Welding Shops;
6. Mining. Mineral extraction, mineral processing, metals production, mineral or metal storage, storage and stockpiling of mining and mineral processing waste materials and byproducts, storage of mining and processing equipment, and other activities associated therewith that meet the provisions of Section 3.13 and Article 13 of the County Ordinance and includes industries, facilities, and activities regulated by Minnesota Statutes, section 93.44 to 93.51. Also, structures necessary for mining, mineral processing, metals production operations, ancillary facilities, and activities that meet the provisions of Section 3.13 and Article 13 of the County Ordinance;
7. Recycling Centers – Auto, Appliance and Junkyards that meet the provisions of Section 3.11 of the County Ordinance;
8. Sanitary Landfills;
9. Sawmill / Lumber Yards;
10. Target Shooting Facilities;
11. Community Solar Gardens;
12. Solar Farms;
13. Wind Energy Conversion Systems;
14. Campgrounds, including RV Parks;
15. Commercial Use; and
16. Feedlots.

- **Shoreland Overlay District Prohibited / Not-permitted Uses**

Prohibited / Not Permitted Uses: Variances and / or Conditional Use Permits (CUP) shall not and cannot be granted to allow a non-permitted use in the Shoreland Overlay District (SOD), or any other District in which they are not permitted. The following uses are expressly prohibited in the Shoreland Overlay District (SO):

- (A) Conservation Developments, Major;
- (B) Conservation Developments, Minor;
- (C) Conservation Developments, Non-compliant Minor;
- (D) Controlled Access Lots;
- (E) Planned Unit Developments;
- (F) Multi-Family Dwellings;
- (G) Duplex, Triplex, and Fourplex or Quad;
- (H) New Resorts;
- (I) Existing Resort Expansion beyond what is allowed by the County that would require a Conditional Use Permit from the County;
- (J) Extractive Uses;
- (K) Temporary Borrow Areas;
- (L) Campgrounds, including RV Parks;
- (M) Community Solar Gardens;
- (N) Solar Farms;
- (O) Wind Energy Conversion Systems;
- (P) Storage of petroleum and hazardous materials that are non-resort licensed;
- (Q) Towers that exceed Itasca County Ordinance Article 14 provisions;
- (R) Fish Farms;
- (S) Fish Hatcheries;
- (T) Game Refuges;
- (U) Commercial Use;
- (V) Feedlots;
- (W) Industrial Use; and
- (X) Day Care Facilities II.
- (Y) Any future easement, deed or other instrument purporting to grant access rights to non-riparian property owners over riparian lots.

- Wabana Township will defer to Itasca County for Shoreland Alteration Permits but wants to continue to be notified and provide input to Itasca County Zoning on these shoreland alteration requests.
- We will notify all appropriate agencies of our Ordinance.