

## Chapter 1

### Title, Purpose, and General Provisions

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The County Board of Wabasha County, Minnesota, does ordain as follows:

- 1.01 Title.** This Ordinance shall be known as the Wabasha County Zoning Ordinance, and will be referred to herein as “this Ordinance.”
- 1.02 Purpose.** The purpose of this Ordinance is to promote, preserve, and protect the public health, safety, and general welfare of the citizens of Wabasha County, along with the integrity of the land and water resources of the County. Specific purposes of this Ordinance shall include, but not be limited to the following:
- (1) To promote public health, safety, convenience and general welfare.
  - (2) To preserve agricultural land.
  - (3) To provide for the orderly development of the County.
  - (4) To limit incompatible land uses.
  - (5) To assure adequate public facilities, utilities, and transportation.
  - (6) To protect and conserve the natural resources of the County.
  - (7) To conserve the scenic beauty of the County.
  - (8) To prevent pollution.
- 1.01 Jurisdiction.** This Ordinance shall be in effect in all areas of Wabasha County lying outside the limits of incorporated municipalities or outside those areas that fall under a municipality’s extraterritorial land use jurisdiction.
- 1.02 Scope.** From and after the effective date of this Ordinance and subsequent amendments, the use of all land and every building or portion of a building erected, altered in respect to height and/or area, added to or relocated, and every use within a building or use accessory thereto in Wabasha County shall be in conformity with the provisions of this Ordinance. Any existing building or structure and any existing use of properties not in conformity with the regulations herein prescribed shall be regarded as “nonconforming” but may be continued, extended or changed subject to the provisions of this Ordinance regulating nonconforming uses.
- 1.03 Essential Services Exempted.** Essential services as defined in this ordinance shall be exempt from the regulations of this Ordinance provided that the installation of such services conforms to all pertinent federal, state, and local rules or regulations.
- 1.04 Interpretation.** In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of public health, safety, comfort, convenience, and general welfare. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Ordinance shall be controlling as per the extent permitted by the law. Where the provisions of any statute, other

ordinance or regulation impose greater restrictions than this Ordinance, the provisions of that statute, other ordinance or regulation shall be controlling.

**1.05** **Severability.** If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.