

ARTICLE II: ZONING DISTRICTS AND REGULATIONS

Section 201. Zoning Districts

The Greater Bemidji Area is hereby divided into the following zoning districts as shown below. These zoning districts are created in order to promote the orderly development of land within the Greater Bemidji Area, including the shoreland of its public waters.

C	Conservation	Provide areas of low intensity uses and development in order to preserve wildlife habitat & protect sensitive natural resources.
R-1	Rural	Provide areas of low density development and low intensity uses to preserve a predominantly rural residential character.
R-2	Suburban Residential	Provide areas for low density residential development, and other compatible uses, at a density which will not require the provision of centralized sewer or water services.
R-3	Suburban Residential	Provide areas for suburban residential development, and other compatible uses, at a density which will encourage the provision of centralized sewer or water services.
R-4	Moderate Density Residential	Provide areas for residential development, and other compatible uses, at a moderate density served by centralized sewer & water.
R-5	High Density Residential	Provide areas for residential development and compatible uses at a density designed to promote efficiency in the delivery of central services.
R-6	Multiple Family	Provide areas for multiple family residential development and compatible uses in both an urban and suburban setting.
MH	Manufactured Home Park	Provide areas for the placement of manufactured homes in an approved manufactured home park.
B-1	Low Density Commercial	Provide areas for the placement of commercial establishments, including service, retail, and wholesale providers, and uses in areas where central services are not available.
B-2	General Commercial	Provide areas for the placement of commercial establishments, including service, retail, and wholesale providers, and uses complimentary to such uses, in areas where central services are available.
LC	Lake Oriented Commercial	Promote and preserve a high quality commercial area that provides an attractive transition from the southern entrance of the community into the downtown.

LD	Lake Oriented Development	Provide areas for a mixture of residential and commercial development that take advantage of the unique recreational opportunities available within lakeshore areas.
UR	Urban Renaissance	Provide areas for retail, recreational, and governmental functions in a high amenity setting, accessible by automobile but conducive to pedestrians and bicyclists.
O/M	Office/ Medical	Provide areas for the placement of medical and professional office uses and compatible commercial uses.
U	University	Provide areas for secondary educational institutions to develop in a manner designed to accommodate their unique physical development needs.
I-1	Industrial Park/Light Industrial	Provide areas for wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to areas within the district and in no manner affect in a detrimental way any properties in surrounding districts. The I-1 District is intended to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared materials. These areas are intended to encourage the development of industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants. The uses permitted in this district are generally required to be in an enclosed structure and all premises are to be developed in accordance with an approved plan. It is further intended that the processing of raw materials for shipment in bulk form for use in an industrial operation at another location not be permitted.
I-2	General Industrial	Provide areas for manufacturing, assembly, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt by some degree by surrounding properties. The I-2 District is intended to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from both raw materials or from previously prepared materials. These areas are intended to encourage the development of industrial uses which are apt to have some impact on properties located in close proximity. Therefore, the uses in this district should be separated from residential districts and other low intensity districts by intervening light industrial or commercial districts.

Section 202. Overlay Districts

- A. Shoreland Overlay (SH): PLEASE SEE [ARTICLE IX](#). – All information regarding the Shoreland overlay district has been moved to Article IX.

- B. Sensitive Area Overlay (SA): Allows the appropriate development of land consistent with the intent of the underlying zoning district provided that adequate protection of sensitive environmental areas is ensured.
 - 1. Permitted Uses: All uses identified as permitted in the underlying zoning district are permitted in the Sensitive Area Overlay District, provided that such use is in full compliance with the performance standards prescribed in Section 1014 of this Ordinance.

 - 2. Interim Uses: All uses identified in the underlying zoning district as interim uses will be considered as interim uses in the Sensitive Area Overlay District. The proposed use must meet the minimum requirements prescribed in Section 1014 of this Ordinance.

 - 3. Conditional Uses: All conditional uses identified in the underlying zoning district as conditional uses will be considered as conditional uses in the Sensitive Area Overlay District. The proposed use must meet the minimum requirements prescribed in Section 1014 of this Ordinance.

- C. Trunk Highway 197 Overlay (TH): Protects the character of development along the Trunk Highway 197 corridor, and to protect the functionality of the highway.
 - 1. Permitted Uses: All uses identified as permitted in the underlying zoning district are permitted in the Trunk Highway 197 Overlay District, provided that such use is in full compliance with the performance standards prescribed in Section 1015 of this Ordinance.

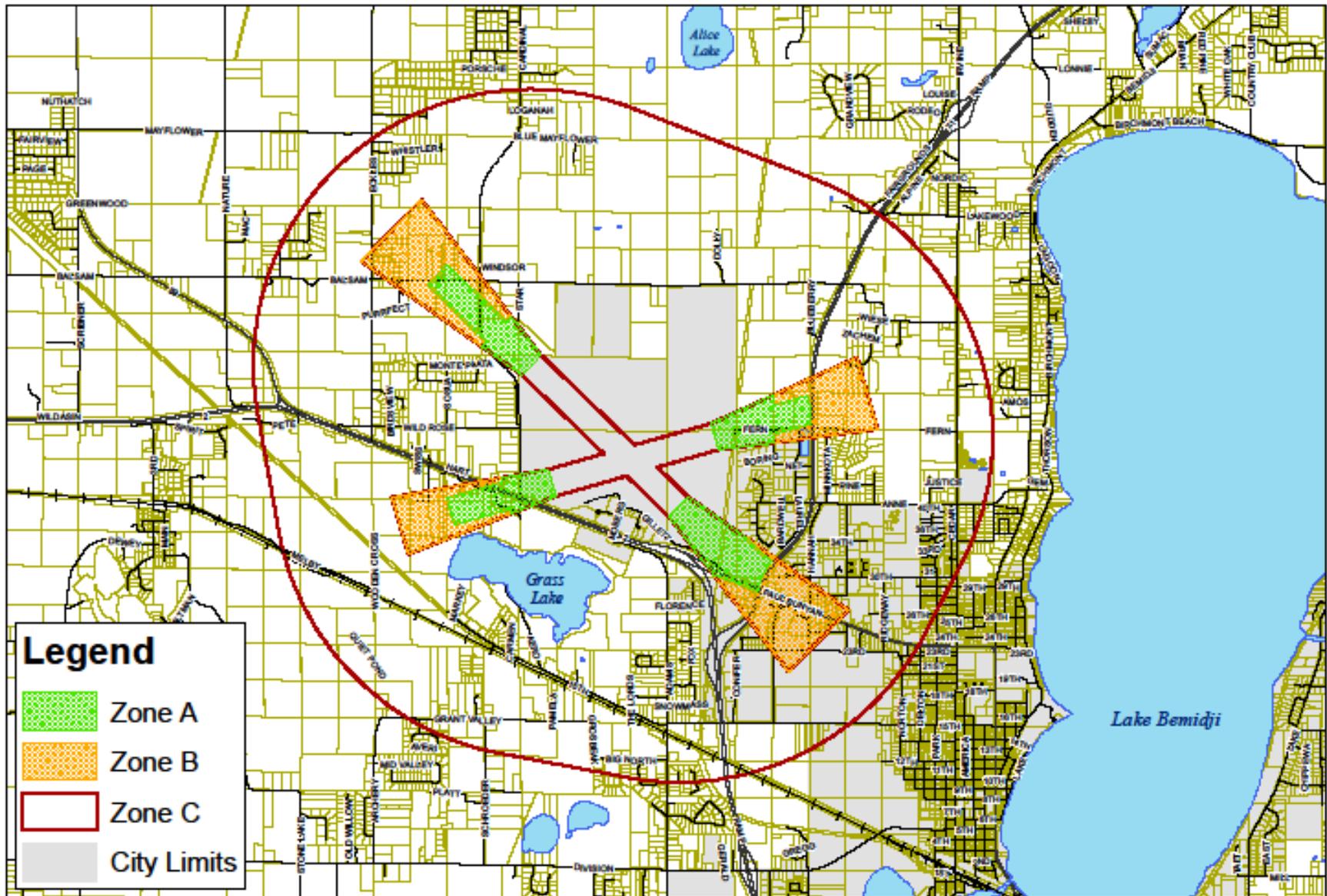
 - 2. Interim Uses: All uses identified in the underlying zoning district as interim uses will be considered as interim uses in the Trunk Highway 197 Overlay District, provided that such use is in full compliance with the performance standards prescribed in Section 1015 of this Ordinance.

 - 3. Conditional Uses: All uses identified in the underlying zoning district as conditional uses will be considered as conditional uses in the Trunk Highway 197 Overlay District, provided that such use is in full compliance with the performance standards prescribed in Section 1015 of this Ordinance.

- D. Airport Protection Overlay (AP): Protects the character of airport operations, airport safety, and the development within the airport safety zones at the ends of the runways.

1. Permitted Uses: All uses identified as permitted in the underlying zoning district will be considered in the Airport Protection Overlay district provided such use is allowed by, and complies with the minimum standards required under Minnesota Rules, part 8800.2400 applicable to the particular safety zone (Zone A, Zone B, or Zone C) in which the land is located (reference Section 1016 of this Ordinance).
2. Interim Uses: All uses identified in the underlying zoning district as interim uses will be considered as interim uses in the Airport Protection Overlay district provided such use is allowed by, and complies with the minimum standards required under Minnesota Rules, part 8800.2400 applicable to the particular safety zone (Zone A, Zone B, or Zone C) in which the land is located (reference Section 1016 of this Ordinance).
3. Conditional Uses: All uses identified in the underlying zoning district as conditional uses will be considered as conditional uses in the Airport Protection Overlay district provided such use is allowed by, and complies with the minimum standards required under Minnesota Rules, part 8800.2400 applicable to the particular safety zone (Zone A, Zone B, or Zone C) in which the land is located (reference Section 1016 of this Ordinance).
4. Airport Protection Overlay Map – See next page

Airport Protection Safety Zones



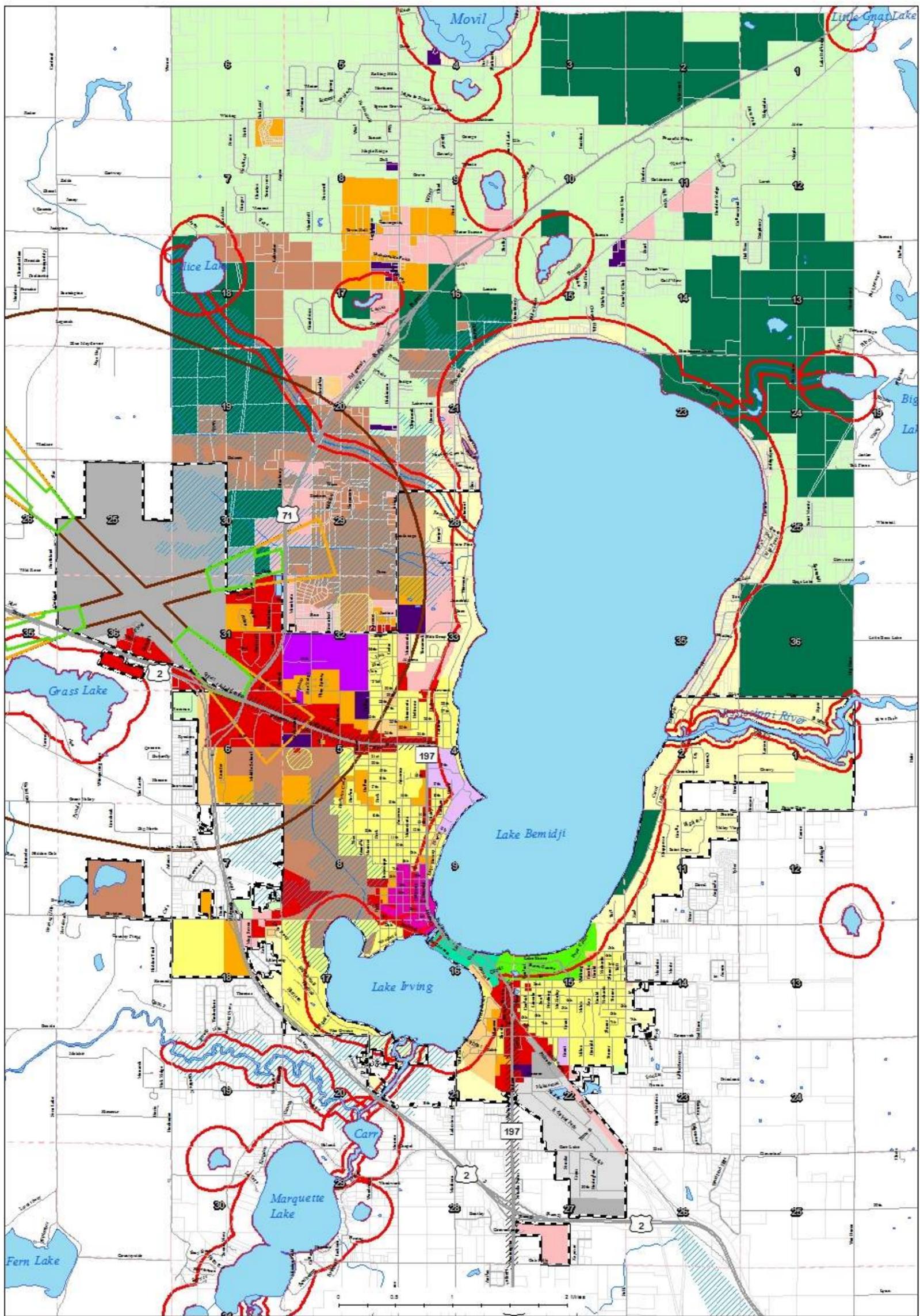
E. **Closed Landfill Overlay (CL):** Protects against potential health and safety impacts of methane gas and its migration around closed MPCA managed landfills.

1. **Permitted Uses:** All uses identified as permitted in the underlying zoning district are permitted in the Closed Landfill Overlay District, provided that such use is in full compliance with the performance standards prescribed in Section 1017 of this Ordinance.
2. **Interim Uses:** All uses identified in the underlying zoning district as interim uses will be considered as interim uses in the Closed Landfill Overlay District, provided that such use is in full compliance with the performance standards prescribed in Section 1017 of this Ordinance.
3. **Conditional Uses:** All uses identified in the underlying zoning district as conditional uses will be considered as conditional uses in the Closed Landfill Overlay District, provided that such use is in full compliance with the performance standards prescribed in Section 1017 of this Ordinance.

F. **University Overlay (UO):** The Bemidji State University area surrounding residential and commercial neighborhoods and the public streetscapes meant to encourage infill, mixed use, and redevelopment. The campus will serve as the primary focal point of the district. The main intent of the district is to preserve and promote the distinct character evident in existing structures.

Section 203. Zoning Map – See next page

The official zoning map of the Greater Bemidji Area is located at the offices of the Joint Planning Board. This map is hereby adopted by reference. A copy of this map is included in this Ordinance. Copies are also available at the Bemidji City Hall and Northern Town Hall.



Greater Bemidji Area Zoning Map



GBAJPB
Greater Bemidji Area
Joint Planning Board
(218) 759-3594

Legend			
	B1 - Low Density Commercial		LD - Lake Oriented Development
	B2 - General Commercial		MH - Manufactured Home Park
	C - Conservation		OM - Office/Medical
	I1 - Light Industrial		R1 - Rural
	I2 - General Industrial		R2 - Suburban Residential
	LD - Lake Oriented Commercial		R3 - Suburban Residential
	R4 - Moderate Density Residential		R5 - High Density Residential
	R6 - Multiple Family		U - University
	UR - Urban Renaissance		HWY Overlay
	Airport Zone A		Bemidji City Limits
	Airport Zone B		Section Lines
	Airport Zone C		State
	Sensitive Area Overlay		Other
	Shoreland Buffer		
	Closed Landfill Overlay		



Updated Sept. 12, 2018

Section 204. Interpretation of Zoning Map

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the official Zoning Map, which shall be located in the office of the Joint Planning Board, shall be the final authority as the current zoning status of land within the Greater Bemidji Area.

District Boundaries:

The location and boundaries of the districts established by this Ordinance are set forth on the official Zoning Map. District boundary lines as indicated on the Zoning Map follow lot lines, property lines, rights-of-way or center lines of streets or alleys, rights-of-way or center lines of streets or alleys projected, the corporate city limit lines, and shorelines, all as they exist upon the effective date of this Ordinance. If said boundary lines do not follow any of the above, the district boundary lines are established as drawn on the Zoning Map. If a lot or parcel held in single ownership on the date of adoption of this Ordinance is divided by a district boundary line, the entire lot shall be construed to be within the more restrictive district.

Vacated Ways:

Whenever any street, alley or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all included in the vacation shall then and henceforth be subject to all regulations of the extended districts.

Appeals:

Appeals concerning the exact location of a zoning district boundary line shall be heard by the Board of Adjustment.