

ARTICLE XI TOWNSHIP OVERLAY DISTRICT _____ XI

SECTION 11.00 TOWNSHIP ZONING OVERLAY DISTRICT _____ 1

SECTION 11.01 APPLICATION _____ 1

SECTION 11.02 SPECIAL PROCEDURES _____ 1

ARTICLE XI --TOWNSHIP ZONING OVERLAY DISTRICT

Section 11.00 TOWNSHIP ZONING OVERLAY DISTRICT:

The purpose of the Township Zoning Overlay District (TZOD) is:

- to coordinate County zoning and Township zoning administration in townships that have adopted zoning ordinances, and
- to preclude the need for approval from both the County and the Township for most land development proposals, while ensuring that the Olmsted County Comprehensive Plan and official controls are followed.

The Township Zoning Overlay District is superimposed upon the other Olmsted County zoning districts, superseding underlying regulations only to the extent expressed in these provisions.

Section 11.01 APPLICATION:

The TZOD shall apply to all townships within Olmsted County that have adopted zoning ordinances for any part of their jurisdictions, with the exception of Townships that have entered into formal arrangements for coordinating zoning administration with Olmsted County for which Special Districts have been adopted in this Ordinance. Except where provided in Section 11.02, all underlying requirements of the Olmsted County Zoning Ordinance remain in effect.

Section 11.02 SPECIAL PROCEDURES:

- A. Permitted Uses:** Requirements of this Ordinance pertaining to permitted uses remain in force and violations are subject to the penalties set forth in Section 3.10. Provided that a Township zoning certificate has been legally issued under a Township Zoning Ordinance and is consistent with and restrictive as the provisions of the underlying zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 3.06 are waived.
- B. Conditional Uses:** Requirements of this Ordinance pertaining to conditional uses remain in force and violations are subject to the penalties set forth in Section 3.10. Provided that a conditional use has been legally approved under a Township Zoning Ordinance that is consistent with and as restrictive as the provisions of the underlying zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 4.02 are waived.

C. Variances: Provided that a variance to a standard of this ordinance has been legally approved under a Township Zoning Ordinance that is consistent with and as restrictive as both the requirements for the Township Overlay Zoning District and to the extent possible the provisions of the underlying zoning district of the Olmsted County Zoning Ordinance, the procedural requirements of Section 4.08 are waived.