

#### 6.14 Mineral Mining District "MM"

- a. Purpose: To identify areas of existing and potential mineral mining, processing, storage and loading, tailings and waste disposal, and accessory and support activities required for proper operation of mining activities located outside of the limits of the open pit and ore formation and to assure the compatibility of these uses to other uses within the City of Hoyt Lakes.
- b. Permitted Uses: Mineral mining including all ancillary activities necessary for management, operation and uses involved in the mineral extraction, processing, transportation and disposal of waste as regulated by the State of Minnesota.
- c. Conditional Uses: All mineral mining activity shall conform to regulations of the State of Minnesota.

### 6.13 Conservancy District "CD"

- a. Purpose: The Conservancy District is established to preserve and perpetuate in an open state, certain areas, such as wetlands, marshes, woodlands and other areas of aesthetic and scenic value which, because of their physical features, are desirable as water retention areas, natural habitat for plant and animal life, green space or are being used for public purposes.
- b. Permitted Uses: The following uses are permitted as a right in the "CD" Conservancy District.
  1. Outdoor recreational uses operated by a governmental agency or conservation group, homeowners or private association and facilities for making same useful to public or association. Public lands, schools, parks and municipal buildings.
  2. Open space areas connected with residential, commercial, and industrial planned unit development.
  3. Conservation uses including drainage control, forestry, wildlife sanctuaries and facilities for making same available and useful to public.
  4. Cemeteries.
  5. Nature study areas and arboretums.
- c. Conditional Uses: Farm residences; single family non-farm residences; general farming and related buildings; horticulture; field crops; dairying; accessory buildings; kennel. A conditional use permit for a single family non-farm residence will not be required if a lot area is thirty-five(35) acres or more and has a minimum lot width of at least six hundred (600) feet.
- d. Permitted Accessory Uses: Private garages, home occupations, carports, fences, residential recreation equipment, off-street parking, nameplate signs; gardening and other horticultural uses where no sale of products is conducted within a building; decorative landscape features and the keeping of not more than 2 boarders or roomers by a resident family.
- e. Minimum Lot Area and Yard Requirements

1. Lot Size Requirements

Minimum Lot Area	5 acres
Minimum Lot Width	100 feet

2. Yard Regulations

Front Yard	75 feet from center line of public road
Side Yards	40 feet or 75 feet corner lot from center line of a public road
Rear Yard	50 feet

## 6.1 Districts

For the purpose of this Ordinance the City of Hoyt Lakes, Minnesota is hereby divided into the following zoning districts:

### a. Residential Districts

"R-1" Single Family Residential District

"R-2" Single Family Residential District

"R-3" Single Family Residential District

"R-4" Mobile Homes District

"R-5" Two Family and Townhouse District

"R-6" Multiple Family Residential District

### b. Business Districts

"B-1" Limited Business District

"B-2" General Business District

"B-3" Residential Light Commercial District

### c. Industrial District

### d. "CD" Conservancy District

### e. "MM" Mineral Mining District