

## **1001.01 SCOPE AND INTERPRETATION**

**Subd. 1. Scope.** The use of all land and every building or portion of a building erected, altered in respect to height and area, added to or relocated, and every use within a building or use accessory thereto in the city shall be in conformity with the provisions of this chapter. Any existing building or structure and any existing use or properties not in conformity with the regulations in this chapter shall be regarded as non-conforming, but may be continued, extended or changed, subject to the special regulations provided in this chapter with respect to non-conforming properties or uses.

**Subd. 2. Interpretation.** In interpreting and applying the provisions of this chapter, the regulations shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of this chapter impose greater restrictions than those of any other regulation, the provisions of this chapter shall be controlling. Where the provisions of any other regulation impose greater restrictions than this chapter, the more restrictive provision shall be controlling.

**Subd. 3. Private Agreements.** This chapter does not abrogate any easement, covenant, or any other private agreement where such is legally enforceable; provided, that where the regulations of this chapter are more restrictive, or impose higher standards or requirements than such easements, covenants, or other private agreements, the requirements of this chapter shall be controlling.

**Subd. 4. Authority.** This Chapter is enacted pursuant to the authority granted by the Municipal Planning Act, Minnesota Statutes, Section 462.351 to 462.363.