

OVERVIEW

Up until and including this time, county-wide zoning is not in place in Kanabec County. Thus, the construction of any and all buildings within the boundaries of Comfort Township falls under the jurisdiction of the Town Board, the lone exception being the Shoreland District—that part of a property within 300 feet of a river or 1,000 feet of the normal, high-water shoreline of a lake—which is administered by the county.

The land-use provisions in Comfort Township's Ordinance mandate that a permit be issued for most new construction, including all residential dwellings, as well as for any addition/extension to an existing structure. The Town's primary interest is in (1) orderly and equitable development of properties, and (2) location of structures on an individual property, particularly vis-à-vis minimum setback requirements.

The Ordinance language makes no mention of specific building codes, nor is it the Town's policy to provide for inspections according to 'acceptable building practices', either at any stage of the construction process, nor upon its completion. To wit, Comfort Township does not issue any official verification of standards, including documents such as a Certificate of Occupancy, etc.