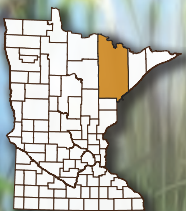




# SHORELAND GUIDE

FOR ST. LOUIS COUNTY, MN

*A COMPREHENSIVE PROPERTY OWNER'S GUIDE*



# SHORELAND GUIDE

## A COMPREHENSIVE PROPERTY OWNER'S GUIDE



Planning and Development Department  
St. Louis County  
Minnesota  
USA

This guide is intended to provide general guidance for developing shoreland property. Each project may have special circumstances that require additional planning. Contact the St. Louis County Planning and Development Department for more information.

### **Obtaining the Guide:**

Copies of this guide are available at no cost to all residents. Requests for large numbers of guides should be directed to St. Louis County Planning and Development. Large requests may be charged a minimal fee to cover printing and reproduction.

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### **Produced by:**

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# INTRODUCTION

## ABOUT THE SHORELAND GUIDE

### KEYS TO SUCCESSFUL SHORELAND DEVELOPMENT:

- Follow the directions in this guide and keep it for a reference
- Keep good records of your property, including extended plans and ideas and refer to them when you make improvements or changes
- Know your property's boundaries and make sure to maintain its markers
- Check to see if permits are required before you start a project
- Know who administers your zoning
- Know the zoning restrictions of the property, if they have been updated, and if there are added restrictions to your lakeshore, rivers, wetlands, or bluffs
- Know your watershed and be aware of storm water runoff on your property
- Take an active part in your community's comprehensive land development and planning



### GUIDE OVERVIEW

This guide provides easy to understand information about sustainable shoreland practices which improve management of St. Louis County's lakes and rivers.

### WHO IT IS DESIGNED FOR

This shoreland guide is designed to be used by St. Louis County property owners, contractors and professional associates as a reference to develop and maintain shoreland property. The Shoreland Guide offers an effective, low cost means to reach people who make the everyday decisions that impact our lakes and rivers.

This guide is also directed toward shoreland stewards who have an interest in county lakes and rivers, including resource managers, educators, and volunteers.

The standards in this guide are in accordance with the regulations in the St. Louis County Zoning Ordinance and Comprehensive Land Use Plan. These regulations have been developed and revised by government bodies to reduce negative impacts on the environment while allowing for development and economic growth.

### THE GOVERNING PRINCIPLES AND DOCUMENTS

The St. Louis County Zoning Ordinance is a legal document adopted by the county within the regulations and standards set by the State of Minnesota. The zoning ordinance divides the land into land use zones and applies regulations for permitted use of the land and the placement of all structures. The ordinance is intended to encourage the most appropriate use of land and to recognize and preserve the economic and environmental values of all lands within the county.

The St. Louis County Comprehensive Land Use Plan pertains to the policies and interrelated plans for private and public land use, transportation, and community facilities.



### PURCHASING SHORELAND

The purchase and development of property is often one of the biggest investments in a person's life, and there are many considerations.

**DESIRED USE OF THE PROPERTY:** The first and most important consideration is the desired use of the shoreland property. Will it be a wilderness retreat to get away, or a friendly rural neighborhood to enjoy nature and water related activities? Thinking this through will save many frustrations. It is a good idea to spend time in the area and to gather information about the water body and surrounding resources. Various government agencies, including state, county, and local government can provide such information.

**PROPERTY ZONING:** Before shoreland property is purchased, a prospective owner should confirm it is zoned for the desired use, whether that is a seasonal cabin, year round home, resort or marina.

**LOT SIZE:** The lot should be large enough to accommodate the desired use and that use should comply with the local zoning requirements. Lots that have been created before the standards took effect are legal to buy and sell, but may be too small to accommodate a building or sewage treatment system.

**LOT SHAPE:** Although the size of the parcel may meet zoning requirements, the shape can restrict the use and location of the structures. Some shapes may make it impossible to meet requirements such as setbacks and sewage treatment systems.

**SETBACKS:** When choosing property, be aware of the standard setbacks and plan accordingly.

**LAND SURFACES AND ELEVATIONS:** Be aware of flood plains, high water levels, bedrock and bluffs. Know the required setbacks for these features and if they will impact a planned building site, a basement, or a sewage treatment system.

**SOIL CONDITIONS:** The soils should be suitable for the desired use. Wet soils, shallow bedrock or clay soils are generally unsuitable for the water absorption required in sewage treatment systems, and can make building construction difficult. Fill that is added to wetlands is regulated by the DNR, County, and U.S. Army Corps of Engineers. The cost and questionable outcome of trying to develop in these areas may not be worth the effort.

**VEGETATION:** Plants are part of the aesthetic and ecological value of shoreland property. Local zoning ordinances regulate the amount of vegetation that can be removed along the shoreline. Tilling is not allowed unless it is under an approved conservation plan. If a sandy swimming beach is a desired feature, you should look for a parcel that already has one.

**WETLANDS:** There are many types of wetlands that perform different, valuable functions. They also have different standards of protection from alteration and use. Contact the Planning and Development Department to identify these areas.

**UTILITIES:** Find out what utilities are available at the property and building site.

**HIDDEN AND "OTHER" COSTS:** Consider some of the sometimes "hidden" costs, such as building and maintaining (including snow removal) a road to the site, drilling a well, bussing and distance to school districts, and closest conveniences.

### CHECK LIST FOR PURCHASING UNDEVELOPED LAND:

- Is your intended use permitted in the land use district? (land use descriptions can be found on pages 18 - 20)
- Do you know where the property lines are? (See page 10 for further information)
- Is the site compatible with your intended use? (Remember to check the availability of utilities, legal road access, soil type, setbacks and zoning standards.)
- Are there activities present or allowed in the area that may be undesirable to you? (gravel pits, dog kennels, dusty roads)
- Is the road owned and maintained by a government agency?

### CHECK LIST FOR PURCHASING DEVELOPED LAND:

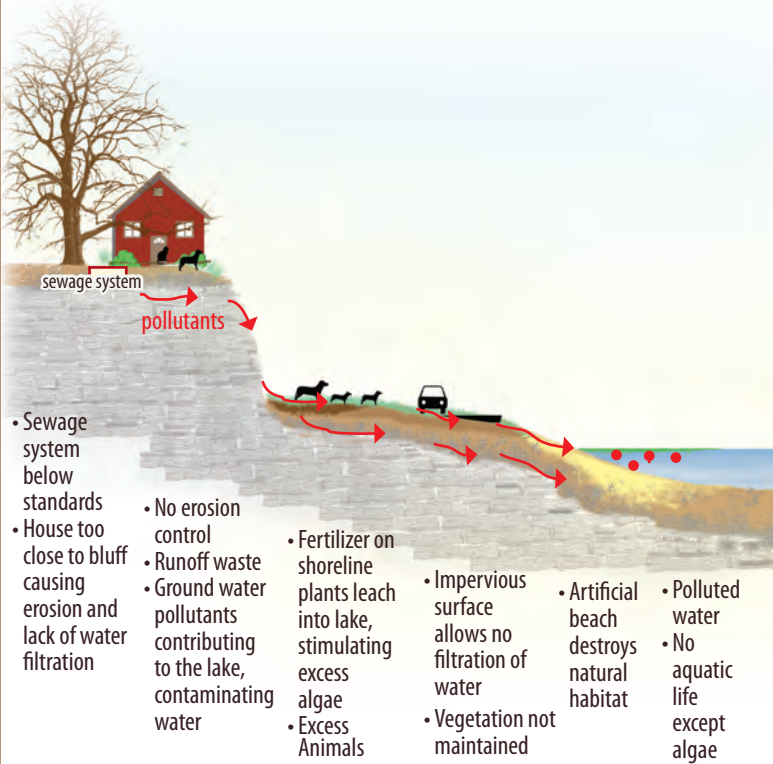
- Are the improvements you have planned within the standards set in the zoning ordinance?
- Has there been a sewage treatment system inspection and water quality test?
- Do you know the utility and property tax costs for the prior two years?
- Have you met the new neighbors?

# SUCCESSFUL PARCEL DEVELOPMENT

## SHORELAND BENEFITS

### UNSUSTAINABLE SHORELAND ECOSYSTEM

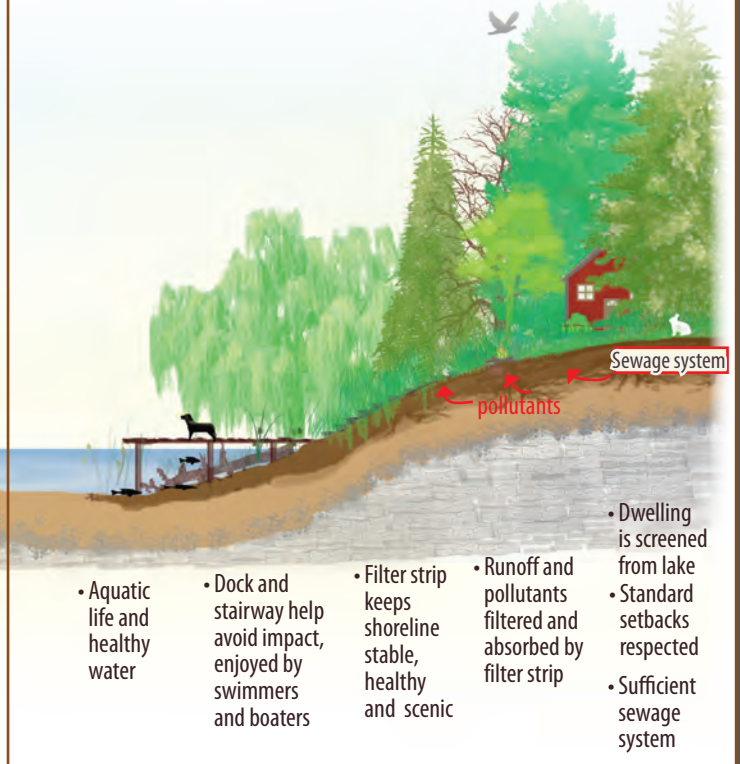
does not promote a healthy community, environment, and economy.



- Sewage system below standards
- House too close to bluff causing erosion and lack of water filtration
- No erosion control
- Runoff waste
- Ground water pollutants contributing to the lake, contaminating water
- Fertilizer on shoreline plants leach into lake, stimulating excess algae
- Excess Animals
- Impervious surface allows no filtration of water
- Vegetation not maintained
- Artificial beach destroys natural habitat
- Polluted water
- No aquatic life except algae

### SUSTAINABLE SHORELAND ECOSYSTEM

promotes a healthy community, environment, and economy.



- Aquatic life and healthy water
- Dock and stairway help avoid impact, enjoyed by swimmers and boaters
- Filter strip keeps shoreline stable, healthy and scenic
- Runoff and pollutants filtered and absorbed by filter strip
- Dwelling is screened from lake
- Standard setbacks respected
- Sufficient sewage system

**GUIDES ARE AVAILABLE ON BMP'S**, including the following subjects. Contact the Minnesota Extension Service. (See p. 10 for contact information.)

- Beaches, Boating and Fishing, Camping, Off-road Vehicles, Preventing Introduction of Exotic Species
- Building near the shore, Docks, Decks and Accesses, Landscaping Plans
- Trees, Vegetation, Filter Strips, Wetlands, Timber Harvesting, Wood Lots, Lawns and Gardens, Yard Waste
- Animals, Farming and Crops, Pesticides and Fertilizers, Encouraging Wildlife
- Septic Systems, Safe Water Supplies, Hazardous Household Products
- Preventing Erosion, Minimizing Runoff, Construction Activities, Developing Landscapes, Alterations and Roads

### UNDERSTANDING SHORELAND BENEFITS

Over time, the waterfront environment has developed a natural, delicate balance between water, land, vegetation, and wildlife. This balance can easily be disrupted by humans who rearrange, pollute or destroy any component of this equilibrium. Shoreland property owners have the privilege and the responsibility to preserve and develop their land in harmony with the natural environment. Owners can maintain a high quality and sustainable relationship with their environment.

### BENEFITS OF A PROTECTED SHORELAND

Protecting your shoreland includes the following features and benefits:

- Undisturbed vegetative strips along all the shoreline reduces and slows runoff and filters the remaining runoff.
- Healthy wetland complexes contribute to good water quality.
- Floodplains absorb storm water runoff, maintain water quality, secure vegetative diversity, provide wildlife habitat, and contribute aesthetic qualities.
- Diverse plant communities and healthy aquatic and upland habitats result from sensitive developmental plans.

**Best Management Practices (BMPs):** *BMPs have been established for nearly all activities that have potential impact to the shoreland. Voluntary compliance with BMP's, in addition to the setbacks, lot sizes, and other requirements mandated by local zoning, will help achieve a healthy shoreland area.*

- Development that follows established best management practices and land use standards minimizes negative effects on the natural environment.
- Sustainable outdoor recreational pursuits allow people to enjoy the outdoors without damaging the environment.
- An untouched or "natural" look to landscaping sustains scenic value and visual quality.

# SUCCESSFUL PARCEL DEVELOPMENT

## SHORELAND PROTECTION

### PROTECTING THE SHORELAND

Activities that focus on the waterfront are primary reasons people choose to live by a lake or river. Sustainable shoreland ecosystems promote a healthy community, environment, and economy by protecting the water quality, the natural resources, and the shoreline quality.

### WATER QUALITY PROTECTION

Water quality is protected by implementing these Best Management Practices:

- Follow land use standards impacting the watershed.
- Plant and maintain healthy vegetative buffer along the shoreline.
- Maintain wetlands.

### NATURAL RESOURCE PROTECTION AND BALANCED LAND USE

Creation of healthy communities where people work and live together balanced by protected natural resources includes:

- Preservation of natural vegetation and habitats.
- Implementation of established best management practices.
- Integration of commercial developments into the environment in ways that minimize negative effects on the natural environment.

### SHORELINE PROTECTION

Shorelines are vulnerable to impact and are vital to water quality. The entire shoreland benefits by protecting the shoreline in the following ways:

**Vegetative Screening:** See standards on the right.

**Structures:** Design structures to be eco-sensitive, since buildings often make the most dramatic change to the appearance of the shore.

**Size:** Minimize the overall size of any structure and the profile facing the water.

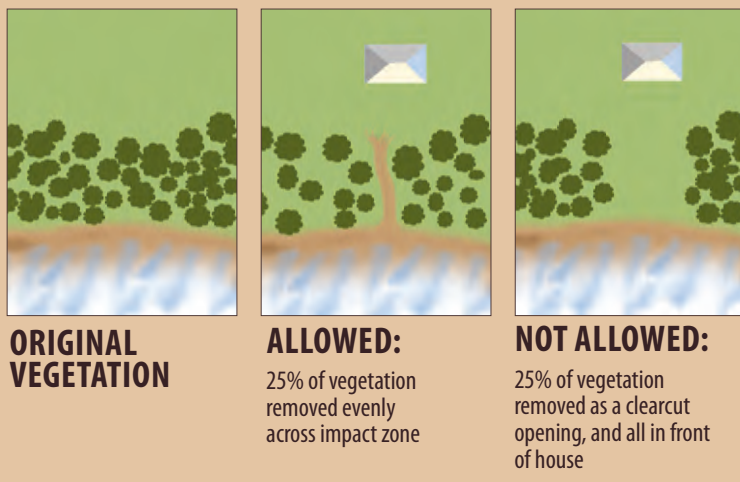
**Building Materials:** Select materials that are natural or have a natural appearance.

**Color:** Select earth tones for your structure color to blend in with the surroundings. Flowers and vegetation hues provide good accent colors.

**Accessory Structures:** If an accessory structure is needed, build only one.

**Docks and Boat Storage:** If these structures are necessary, limit their impact by keeping the size to minimum standards and designing them to blend in with the shoreline.

**Shoreline Alteration:** Any shoreline alteration should be carefully considered, well designed, and approved by the Planning and Development Department.



### VEGETATIVE REMOVAL STANDARDS

The removal of natural vegetation within the shore and bluff impact zones should be limited to the following:

- A. The removal of dead, diseased, dangerous, and storm or fire damaged trees, shrubs, and plants.
- B. The trimming and pruning of trees, shrubs and plants.
- C. The removal of 25% of trees (greater than two inches in diameter at breast height), shrubs and plants.
- D. Authorized removal of trees, shrubs and plants should not be done with heavy equipment.

### EXEMPTION TO VEGETATIVE REMOVAL STANDARDS

Removal in excess of 25% of existing vegetation is allowed, with approval, under the following conditions:

- A. The vegetation removed is replaced with other plants that have similar or more beneficial shoreland values (ecological, erosion preventive, and screening) than previously existed.
- B. The vegetation removed is part of a forest management activity or timber producing area and will not be converted to other more intensive use.

### STATE STANDARDS

**The Department of Natural Resources** prepares minimum statewide development standards for shoreland, floodplain, and wild and scenic river areas.

**The Shoreland Management Program** provides orderly development of the shoreland and protects lakes and rivers from pollution by individual sewage treatment systems and other non-point sources.

**The Floodplain Management Program** is intended to minimize the threat to life and property resulting from flooding. This program restricts development in floodplains by preventing structures from being built at too low an elevation in areas that have a high risk of flooding. It also controls encroachment so that the floodplain's capacity to hold flood water will not be reduced, causing flooding to properly located areas.

**The Wild and Scenic Rivers Program** is a program intended to preserve and protect rivers with outstanding scenic, recreational, natural, historical, and scientific values.

# SUCCESSFUL PARCEL DEVELOPMENT

## IDENTIFYING THE SHORELAND

### GLOSSARY:

**Shoreland Area:** The land located within a set distance of public waters as follows: 1,000 feet from a lake or flowage; 300 feet from river or stream.

**OHWL:** Ordinary High Water Level. Typically the level where the water is highest during an average spring thaw.

**Shoreline Setback:** A set distance from the shoreline that restricts development between it and the shoreline, or OHWL.

**Shore Impact Zone:** Measured standard distance landward from the Ordinary High Water Level of general development and recreational development lakes.

**Bluff Impact Zone:** Typically includes the bluff, or steeply sloped area, plus 20 feet out from it.

**River Corridor:** Measured standard distance landward from the ordinary high water level of rivers.

### SHORELAND

Shoreland is identified as the land located within a distance of public waters as follows: 1,000 feet from a lake, pond, or flowage; 300 feet from a river or stream.

**IDENTIFYING SHORELAND AREAS:** Identification of shoreland areas includes the Ordinary High Water Level (OHWL), the shore impact zone, the shoreline setback, and the river corridor.



**Q. I have a land use question** I'd like to ask the Planning & Development Department. What information might the county ask me for?

**A.** Your parcel ID number and your property address.

In some areas, concerned citizens and/or lake associations have informally established restrictions for recreational use of surface water. Some of these, such as "no wake" zones, are intended to help protect water quality. Others are more social and are designed to enhance community enjoyment, such as noise reductions, curfews, etc. Check with your lake or property owners' association for information on such regulations.

RIVER CORRIDOR WIDTH		
Vermilion River	500'	
St. Louis, Cloquet, Whiteface	1/4 mile: Remote, Rural Agriculture, Recreational River Classes 1/2 mile: Primitive Class	
All Other River Classes	300'	
RIVER DIMENSIONAL STANDARDS:		
(Includes dimensions for land immediately adjacent to 300' shoreland river districts)		
RIVER	DIMENSIONAL DISTRICT*	
Vermilion River Remote	4a	
Vermilion River Forested	5	
St. Louis County Primitive	Primitive	1a
	Remote	2
	Rural Agriculture	3a
	Recreation	4
* See Dimensional Standards graph on page 17 for correlating dimensional standards for your district.		

SHORELAND SETBACK & IMPACT ZONE		
RIVER, LAKE OR STREAM	SHORE SETBACK	SHORE IMPACT ZONE
Natural Environmental Lakes	150'	75'
Recreational Development Lakes	100'	50'
General Development Lakes*	75'	50'
Mine Pit Lakes	150'	75'
Trout Streams	150'	75'
DNR Remote Rivers	200'	100'
Forest Rivers	150'	75'
SLC Primitive	300'	150'
SLC Remote Rivers	200'	150'
SLC Urban	100'	75'
Rural Agricultural Rivers	200'	150'
Recreation	150'	75'
All other Protected Lakes and Rivers	100'	75'
*May be reduced to 37.5' with performance standards		



# SUCCESSFUL PARCEL DEVELOPMENT

## IMPACT SENSITIVE AREAS

	20'	60'	15'		15'	60'	20'	
<b>CROPLAND</b>	<b>RUNOFF CONTROL</b>	<b>MANAGED FOREST</b>	<b>UNDISTURBED FOREST</b>	<b>STREAM BOTTOM</b>	<b>UNDISTURBED FOREST</b>	<b>MANAGED FOREST</b>	<b>RUNOFF CONTROL</b>	<b>PASTURE</b>
Sediment, fertilizer and pesticides are carefully managed.	Concentrated flows are converted to dispersed flows.	Plants filter, enrich, use and modify the sediments and chemicals in runoff water.	Maturing trees stabilize bank, provide detritus to stream and lower its water temp.	Debris stabilizes creek bottom, releases nutrients and provide shelter and cool shade for aquatic dwellers.	Tree removal is generally not permitted in this zone.	Periodic harvesting is necessary to remove nutrients sequestered in them and to maintain nutrient uptake through vigorous tree growth.	Controlled grazing or haying can be permitted under certain conditions.	Watering facilities and livestock are kept out of the Riparian Zone.

Vegetative buffers next to water bodies are impact sensitive areas.

### IMPACT SENSITIVE AREAS

These areas have more restrictive standards due to their sensitivity to impact and their value to the ecosystem.

**VEGETATIVE BUFFERS:** Consideration is given to the vegetative buffer strip along rivers, streams and lakes because their presence shelters, or buffers these areas and the waters from the surrounding impact.

**BLUFFS:** Consideration is given to the bluff area because of their vulnerability to erosion through runoff.



Characteristics of a bluff are:

- Land slopes toward water.
- Elevation rises a minimum of 25 feet above OHWL.
- Land has a slope of 30% but does not include a break in slope, where the slope is less than 18% over a 50 ft. run.

**The bluff impact zone:** This area includes the bluff plus the land located within 20 feet from the top of the bluff (away from the shore).

**Shallow soil bluff standards:** Apply to bluffs where the soil depth over the ledge rock averages 24 inches or less. 150% of structure setback requirements with following conditions:

- Suitable area for sewage available.
- Erosion control standards followed.
- Shore impact zone shall be 1/2 the new structure setback.
- Structures may be placed within standards if all the following conditions are met:
  - a. Approved sewage treatment and expansion area exists.
  - b. Sufficient screening and vegetative filter strip exists.
  - c. Erosion control standards consistent with Soil and Water Conservation District guidelines.

#### Break in Slope

A break in slope is determined as a slope of 18% or less over 50 feet. Bluff impact zone does not apply to these areas.



# SUCCESSFUL PARCEL DEVELOPMENT

## OBTAINING FURTHER INFORMATION

### GLOSSARY:

**Lot of Record:** A lot which is recorded in the office of the county recorder or registrar of titles.

**Nonconforming Lot of Record:** A lot that has been lawfully created and recorded that no longer meets the acreage and width requirements of current lots.

**County Plat Book:** A map book that shows each township and parcel ownership.

**Corner Monument:** A property corner mark placed by a licensed surveyor. A public corner monument is a section or quarter corner land marker that is maintained by the Land Survey Division of the Public Works Department.

### OBTAINING LEGAL INFORMATION

Knowing the property boundaries and its dimensions is important for all land owners. It is best to keep them marked and maintain the marks at all times. A "County Plat Book" (resource information on the right) can assist in general property layout, but a private, licensed surveyor must determine official boundaries. The Land Survey Division of the County Public Works Department maintains all section and quarter landmarks and associated survey records throughout St. Louis County. Most parcel information is available online or from the county auditor's office.

**Splitting or consolidating parcels** must meet current zoning standards; check with the Planning and Development Department or the appropriate township clerk. Named subdivision plats are available online in PDF format or through the St. Louis County Recorder's Office. Scanned plats include all originals and any rearrangements or modifications. Subdivision regulation guides are also available.

**Restrictions on a nonconforming lot of record:** Lots of Record may be permitted as a buildable lot if all of the following criteria can be met:

- The lot has a minimum of 1/2 acre suitable for development and sewage treatment system, unless connection to a municipal sewer system is available.
- It is a lot of record.
- The lot created complied with regulations in effect at the time.
- Sewage treatment and building setbacks are met.

TYPE OF INFORMATION	DEPARTMENT & LOCATION	WEB SITE & PHONE
Parcel and Tax Information	St. Louis County Auditor	<a href="http://www.co.st-louis.mn.us/auditor/parcelinfo">www.co.st-louis.mn.us/auditor/parcelinfo</a> Phone: 218-726-2380
County Plat Book	St. Louis County Auditor Extension Office	<a href="http://www.stlouiscounty.org/MapProducts.htm">www.stlouiscounty.org/MapProducts.htm</a> Phone:(218)725-5134 Extension Office (218)733-2870
Surveyors	See Yellow Pages "Surveyors or Engineers" for private businesses	
Corner Monuments (Public)	St. Louis County Public Works	<a href="http://www.co.st-louis.mn.us/PublicWorks/Surv/Surveyor.htm">www.co.st-louis.mn.us/PublicWorks/Surv/Surveyor.htm</a> Phone: Duluth: 218-625-3878 Virginia: 218-742-9800
Subdivision Plats	Recorder's Office	<a href="http://www.co.st-louis.mn.us/webplats/">www.co.st-louis.mn.us/webplats/</a> Phone: 218-726-2677
Ordinance Standards, Land use planning, permits and guides	St. Louis County Planning & Development Department 100 Missabe Bldg. Northland Office Cntr. 227 W. 1st St. 307 1st St. S. Duluth MN 55802 Virginia, MN 55792	<a href="http://www.co.st-louis.mn.us">www.co.st-louis.mn.us</a> Phone: 218-725-5000 1-800-450-9777 (MN only) Phone: 218-749-7103
Site reviews for wetlands, Ordinance Standards, Land use planning, permits and guides	St. Louis County Planning and Development Northland Office Center 307 1st St. S. Virginia, MN 55792	<a href="http://www.co.st-louis.mn.us">www.co.st-louis.mn.us</a> Phone: 218-749-7103 1-800-450-9777(MN only) Fax: 218-749-7194
Wetland regulations on all lands on the Fond du Lac Reservation and information and support on water quality and other natural resources	Fond du Lac Reservation Office of Water Protection 1720 Big Lake Rd. Cloquet, MN 55720	Phone: 218-878-8022 Fax: 218-879-4854
Regulates deposition of fill or dredge material in waters of the U.S. or adjacent wetlands (Work with local contact first)	U.S. Army Corps of Engineers 1554 Hwy 2. Ste 2 Two Harbors, MN 55616	<a href="http://www.mvp.usace.army.mil/phone">www.mvp.usace.army.mil/phone</a> Phone: 218-834-6630
State administration of the Mn Wetlands Conservation Act (Work with local contact first)	State of Minnesota Board of Water & Soil Resources (BWSR) 394 S. Lake Ave., Ste 403 Duluth, MN 55802	<a href="http://www.bwsr.state.mn.us">www.bwsr.state.mn.us</a> Phone: 218-723-4923 Fax: 218-723-4794
Regulations and permits on public waters and some wetland types (Work with local contact first)	DNR Waters Duluth Area: 1568 Hwy. 2 Two Harbors, MN 55616 Remainder of St. Louis County: 7979 Hwy 37 Eveleth, MN 55734	<a href="http://www.dnr.state.mn.us">www.dnr.state.mn.us</a> Phone: 218-834-6612 Fax 218-834-6639  Phone: 218-744-7450 Fax: 218-744-7451
Educational info in protecting water and natural resources	Minnesota Extension Service 111 GSC 320 W. 2nd Duluth, MN 55802	<a href="http://www.extension.umn.edu/Environment">www.extension.umn.edu/Environment</a> Phone: 218-726-7512
Technical, educational, and financial resources to land occupiers in order to implement practices and projects that preserve, protect and enhance water quality and other natural resources	North St. Louis SWCD Northland Office Center 307 1st St. S. Ste 114 Virginia, MN 55792  South St. Louis County SWCD 25 N. 1st Ave. E., Rm 301 Duluth, MN 55802	<a href="http://www.nslswcd.org">www.nslswcd.org</a> Phone: 218-742-9505 Fax: 218-742-9515  <a href="http://www.southstlouisswcd.org">www.southstlouisswcd.org</a> Phone: 218-723-4867 Fax: 218-723-4731



# ZONING

## JURISDICTION AND DISTRICTS

### ZONING ADMINISTRATOR CONTACT INFORMATION

**St. Louis County Planning and Development**  
Duluth: (218) 725-5000  
Virginia: (218) 749-7103

**Canosia Town Hall**  
4896 Midway Rd.  
(218) 721-4944

**Duluth City Zoning**  
411 W. 1st St., Ste. 210  
(218) 730-5240

**Duluth Township Town Hall**  
6092 Homestead Rd  
(218) 525-5705

**Town of Gnesen**  
4355 Evan Rd.  
(218) 721-5433

**City of Hermantown**  
5255 Maple Grove Rd.  
(218) 729-3600

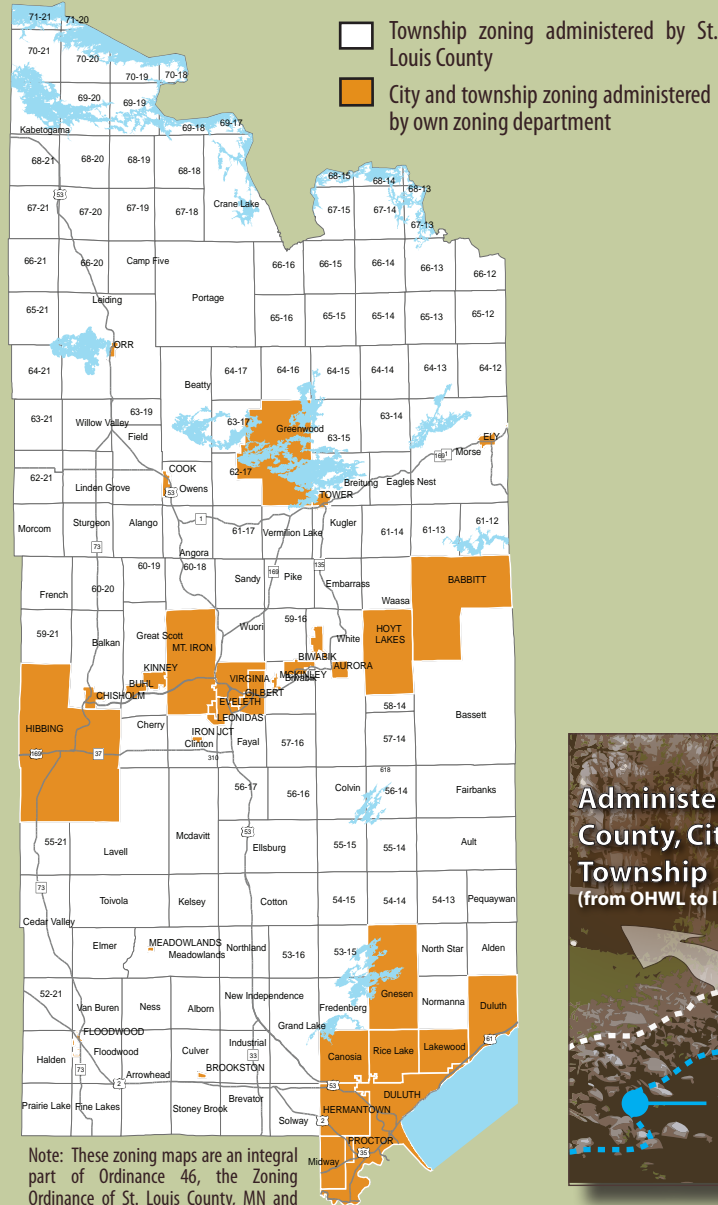
**Town of Lakewood**  
1932 E. 1st St.  
(218) 728-1015

**Town of Midway**  
3467 Lindahl Rd.  
(218) 624-1626

**Town of Rice Lake**  
4107 W. Beyer Rd.  
(218) 721-5101

**Proctor City Hall**  
100 Pionk Dr.  
(218) 624-3641

**Town of Greenwood**  
4227 Nelson Rd.  
Tower, MN 55790  
Phone: (218) 290-1132



### • ZONING • ADMINISTRATION

Name:

Phone:

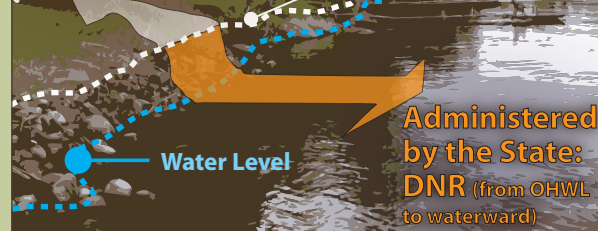
Second Phone:

Best time to reach:

Note:

Administered by County, City, or Township (from OHWL to landward)

Ordinary High Water Level (OHWL)



There are two types of jurisdictions for zoning in St. Louis County: one is administered by St. Louis County and the other is administered by its own city or township zoning department. If your city or township is designated on this map as having its own zoning ordinance, you should contact them for your zoning and permit information. Township zoning is required to be at least as restrictive as the county zoning, and may be more restrictive. Townships are divided into *zoning districts*, with

additional *dimensional numbers* added to signify the dimensional standards or parcel size of that district. Thus, every zoning district is labeled with an abbreviated name (e.g. Residential: RES, Shoreline Mixed Use: SMU) and followed by a dimensional district (e.g. 1,1a, 2,3,4). **Identify your land use and dimensional district as a first step of your project.** Be aware that there may be circumstances that alter the standards for your property.



# ZONING

## LOT DESIGN AND LANDSCAPING

### START A LANDSCAPE PLAN

Two important steps in getting started on your plan are to draw a detailed map of your property (see page 16) and to check with your planning and development department for local requirements. Accurately chart on your map:

- Sloping areas and drainage patterns
- Location of roads and driveways
- Potential building site
- Existing vegetation and wildlife habitat
- Land features such as shoreline, wetlands and rock outcrops
- Well, septic, future septic areas
- Outbuildings and other accessory structures

### OTHER HELPFUL HINTS:

**Economical screening:** Bulk supplies of native and/or hearty seedlings of evergreens, leaf trees, fruit trees, shrubs, flowers and vines are available each spring through St. Louis County Soil and Water Conservation District (SWCD). See page 10 for contact information.

**Lawn or native vegetation:** A large lawn may seem attractive, but natural vegetation will have lower maintenance, be of greater value to the environment and wildlife, and can be just as visually appealing.

### THE FOLLOWING BMP GUIDES

are available from the Minnesota Extension Service. See Page 15 for contact information.

- Developing Shoreland Landscapes and Construction Activities
- Stabilizing your Shoreline to Prevent Erosion
- Minimizing Runoff from Shoreland Property
- Valuing your Shoreland Trees
- Preserving Wetlands

### LOT DESIGN

The first step to good lot design is to map your property. A guide is available on page 16. A topographical map may also be very helpful.

When working on lot layout and design, consider water runoff and practice stormwater management. If you have the option to arrange your buildings and grounds, you can reduce water and runoff. Runoff can be a major source of pollution and erosion for lakes and shoreland and can back up and pool in undesirable places. Natural landscapes, distribution of runoff, reduced impervious surfaces and Best Management Practices (BMPs) are common ways to manage stormwater.

*Do not wait to fix erosion problems. They will become more difficult and costly as time passes.*

### PRESERVE NATURAL AREAS

Natural landscapes, including forests, wetlands, and grasslands trap rainwater and snowmelt. This allows the water to slowly filter into the underlying soil. (See General Guidelines for Landscaping in the left edge of the page.)

### MINIMIZE IMPERVIOUS COVER IN YOUR LOT LAYOUT

When too much of the natural surface of a site is covered by nonabsorbent (impervious) surfaces such as roads, parking lots, and buildings, runoff does not soak into the soil properly. This can lead to flooding, erosion and the transport of pollutants into lakes and streams.

### DISTRIBUTE RUNOFF

The best design directs yard drainage toward the landward side of the rise, or where water does not run directly downhill into the lake. This practice limits the influence of water runoff.

Building on the waterside of the drainage divide directs runoff directly to the lake. These sites are prone to increased erosion and sedimentation, and will not maintain value as well as a site which drains away from the lake.

Locate driveways, walks, rails, yard and garden edges to follow level contours and gentle slopes. Do not direct water directly downhill. This gives it maximum speed and cutting power for erosion. Long, steep slopes have the greatest erosion potential. Redirect concentrated runoff into rain gardens or natural swales to filter surface water.

Use pervious (absorbent) areas such as grass swales or terraces to help redirect and filter runoff from roads and buildings.

Place structures and roads away from steep slopes which may escalate erosion problems.

### GENERAL GUIDELINES FOR LANDSCAPING

- Any disturbance of ground cover (grass or shrubs) will expose soil. This often leads to erosion and slope failure. Use hay or straw as mulch to cover disturbed areas after reseeding. Consider working only in a small area and stabilizing that site before disturbing another.
- Store topsoil or black dirt in a separate pile to redistribute back to the top layer when you are finished with your project. Cover the pile to minimize erosion.
- Minimize disturbance to plants and trees. Select and save trees to gain time in landscaping later. Protect trees from heavy equipment by encasing them with heavy planks tied vertically around the trunks. Large trees, especially birch, can be killed by heavy traffic that compacts the soil. Putting fill material too deeply over the roots can also kill trees.
- Maintain a filter strip of natural vegetation along the banks of lakes and streams. The best filter strip is mature woodland with undisturbed grass and shrub layers.
- After your grounds have been graded to minimize and control runoff, plant a permanent cover on all areas that have been disturbed. Along with grass, trees and shrubs are excellent and practical erosion-control measures. Use native species of trees and shrubs wherever possible. They are well adapted to our region.
- Combine plants of diverse types, height, color, flowers and fruits. They will provide windbreaks, wildlife habitat, privacy screens and shade.
- Use Best Management Practices. BMP guide sources are at the bottom left of this page.

### USE BEST MANAGEMENT PRACTICES

BMPs are proven erosion and sediment control measures, and should be an important component of construction plans. BMPs include seeding and mulching disturbed areas, installing silt fences to trap eroded soil, and using rock check dams to slow water flow in ditches. Proper maintenance of these practices is critical to their effectiveness.



# ZONING

## BUILDING OR REMODELING

*Land use guides with complete standards for most types of structures and land use are very helpful and informative: they are available at the Planning and Development Department's office or website.*

### BUILDING OR REMODELING YOUR PRINCIPAL STRUCTURE

Setbacks and standards must be considered when building or remodeling your property's structure or deck.

#### CHOOSING A LOCATION FOR A HOME

Whether you are landscaping your property, building a cabin, or designing a resort, each parcel of land has limitations for development. These may include the type of soil, steep slopes, wetlands, native vegetation, and other natural features. Further information can be found on page 5 when purchasing shoreland. An important first step is to draw a detailed map of your property. Site sketch information can be found on page 16.

#### BUILDING

Land use standards for principal and accessory structures can be found beginning on page 25.

#### REMODELING

Certain types of alterations to the interior or exterior of an existing structure, or remodeling, may or may not require a land use permit.

Remodeling Alterations Include:

- Work performed on the interior of a structure
- Replacement of siding, windows, doors, soffit, fascia, and ornamentation
- Replacement of roofing, provided there is no change in roof pitch or projection
- Adding windows or doors

Alteration is NOT Remodeling when:

- It increases the number of bedrooms
- It increases water usage
- It replaces or changes the main structural frame or exterior walls
- It changes the roof pitch or projection
- It changes the exterior dimensions of the structure

This type of work is considered beyond remodeling, or new construction. As a result, a land use permit is required, the structure must meet all of the applicable performance standards of the zoning ordinance and loses its grandfathered rights as a nonconforming structure.

**Remodeling Nonconforming Structure:** Nonconforming structures are located on the lot in such a manner that the minimum requirements for setbacks and other standards for the dimensional district are not met.

You may remodel nonconforming structures, such as homes, cabins, other principal structures or decks.



#### ADDITIONS

An addition is a structure that alters the original home or cabin and increases the original building's dimensions in any direction.

**Additions to Conforming Structures:** On the side of the lot facing the water, the maximum width of the existing structure including the addition can not exceed 40 percent of the lot width. If your home or cabin conforms to the standards in the zoning ordinance and the addition also meets all of these standards, there are no other size restrictions.

**Additions to Nonconforming Structures:** Additions to nonconforming structures may require a variance from the zoning ordinance as there are many standards that apply. A guide titled "Home and Cabin Additions" is available online and/or through the county Planning and Development office.

#### DECKS AND PLATFORMS

You must obtain a land use permit prior to constructing a deck, but not a platform (see the glossary), considering certain conditions are met.

**Attached Decks:** An attached deck is defined as a horizontal, unenclosed platform that is attached to or functionally related to a home, cabin or other structure. An attached deck may not have a roof, extended soffit or walls, but may have railings, seats, or other related features.

**Screened or Enclosed Decks:** A screened or enclosed deck is considered an addition and must meet the performance standards for additions. They are not allowed within the setback.

If you are building a new home or cabin and would like an enclosed deck on the lake side, consider placing your home further back than the minimum setback. Contact the Planning and Development Department for more information.

**Additional Standards for a Deck Attached to a Nonconforming Home/ Cabin:** You may construct an attached deck addition for a nonconforming home or cabin, as long as all of the performance standards are met. Contact the Planning and Development Department for more information.

#### GLOSSARY

**Principal Structure:** A structure with the primary focus of activity as full or part-time residency

**Topographical Map:** A land map specifically designed with lines to signify the changing of elevation.

**Conforming:** Meets the ordinance standards

**Nonconforming:** Does not meet the standards

**Platform:** A horizontal surface, without rails, seats, or other elevated features, that is no greater than 18 inches in height.

#### NO LAND USE PERMIT IS REQUIRED FOR THE FOLLOWING:

- Remodeling of existing structures
- Accessory structures (used solely for storage) of 100 square feet or less that meet all setbacks and standards
- Sanitary privies (although they need a sanitary permit, must not be used for storage, and must meet standards and setbacks)



Top soil is conserved and erosion plans are in use before, during and after a land alteration.



Rain gardens are an excellent way of protecting shoreland that is impacted by alterations.

### SOME COMMONLY ASKED QUESTIONS:

**Q.** Do I need to “tell” anyone I am building a structure?

**A.** Yes. You must obtain a land use permit from the St. Louis County Planning & Development Department.

**Q.** How do I know if my land is buildable?

**A.** This is determined by a number of factors, including how wet the site is, if the site is on rock, if the land can support a structure and sewage treatment system, and the minimum lot size. Structures and roads must also meet required setbacks.

**Q.** Do I need a land use permit to change the size and shape of my house, including a deck?

**A.** Yes.

**Q.** Do I need a land use permit to re-side or re-roof my house?

**A.** No, unless you are changing the size or shape of the building. If you live in the city, you should check with your local zoning authority.

### SHORELAND ROADS, DRIVEWAYS AND PARKING

Standards have been designed for roads, driveways and parking to reduce their impact on the shoreland benefits.

#### DRIVEWAY ACCESS:

Driveway access to any parcel or lot from any public roadway is limited to one single driveway entrance per parcel, may not be located within 100 feet of the right-of-way line of any intersecting road, and needs to meet the recommendations of the road authority. Check with your local county garage or Public Works Department.

#### PARKING SPACE STANDARDS:

- An off-street parking space shall comprise an area with dimensions of 9 feet by 18 feet plus necessary maneuvering space.
- Total area for parking and maneuvering shall not encroach upon any public right-of-way.

#### ADDITIONAL ROAD, DRIVEWAYS AND PARKING STANDARDS:

- Must be designed to be screened from public waters.
- Must meet structure, bluff, and shore impact zone setbacks. Design criteria and grading and filling provisions of the ordinance must be met.

#### ROAD SETBACKS:

Road setbacks are determined by Zoning Ordinance #46 of St. Louis County. To determine your road classification, review the zoning map. Questions about your right-of-way can be addressed by contacting St. Louis County Public Works at (218) 625-3830.

### SHORELAND ALTERATIONS

Standards have been set for shoreland alterations to reduce erosion and other impact.

#### MINIMUM STANDARDS FOR ALL ALTERATIONS, WITH OR WITHOUT PERMIT:

- Smallest amount of bare ground exposed for as short a time as possible.
- Use mulches or similar materials for temporary exposure and establish permanent vegetation as soon as possible.
- Avoid creation of a slope or bluff.
- Erosion and sediment control methods shall be employed.

#### EROSION AND SEDIMENT CONTROL PLANS ARE REQUIRED FOR THE FOLLOWING EXCAVATIONS:

- Greater than 1000 sq. ft or 100 cubic yards
- 1000 cubic yards of fill
- 10 cubic yards within the shore impact zone
- Within 300 feet of the shore or in the bluff impact zone

#### ALTERATION NOT PERMITTED WITHIN SHORELAND AND WETLAND AREAS:

- Alterations that cause unnecessary potential for soil erosion.
- Alterations that cause water backup on adjacent properties.
- Intensive vegetation clearing in shore and bluff impact zone and steep slopes.
- Wetland area alterations according to government regulations.

# ZONING

## OBTAINING PERMITS

RESOURCE	DEPARTMENT/AGENCY	CONTACT
Land Use Permits, Conditional Use Permits, Variances, Subdivisions Plats, Borrow Pits, Nonconforming Lot of Record	St. Louis County Planning & Development Department	Duluth: (218)725-5000 Virginia: (218) 749-7103 <a href="http://www.co.st-louis.mn.us">www.co.st-louis.mn.us</a>
Sewage Treatment System Permit	St. Louis County Environmental Services Department 307 First St. S., Ste. 115 Virginia, Minnesota 55792	<a href="http://www.co.st-louis.mn.us">www.co.st-louis.mn.us</a> 218-725-5200 in Duluth area 1-800-450-9278 for regional contact info.
All recorded documents, including easements that currently exist or were vacated	St. Louis County Recorder	100 N. 5th Ave. W., Room 101 Duluth MN <a href="http://www.co.st-louis.mn.us/recordersoffice/Recorder.html">www.co.st-louis.mn.us/recordersoffice/Recorder.html</a>
Access Across Private Land	You must work with the existing owners to gain access if you need to access your property by way of privately owned land.	
Access Across State Lands	MN Dept. of Natural Resources (DNR)	Phone: (218) 999-7890 <a href="http://www.dnr.state.mn.us/lands_minerals/index.html">www.dnr.state.mn.us/lands_minerals/index.html</a>
Access Across County Tax-Forfeit Land	St. Louis County Land Department	Phone: (218)726-2606 <a href="http://www.co.st-louis.mn.us/Land.html">www.co.st-louis.mn.us/Land.html</a>
Access Across County Fee Lands	St. Louis County Property Management	Phone: (218)733-2781 <a href="http://www.co.st-louis.mn.us/PropertyManagement/HomePage.htm">www.co.st-louis.mn.us/PropertyManagement/HomePage.htm</a>
Driveway Entrance and Culvert Permits	County Roads: St. Louis County Public Works: Please Contact your local county garage City/Township Roads: Contact City/Township	If unknown call (218)625-3830 <a href="http://www.co.st-louis.mn.us/PublicWorks/pubwk_faqs.htm">www.co.st-louis.mn.us/PublicWorks/pubwk_faqs.htm</a>

### OBTAINING PERMITS

The St. Louis County Planning and Development Department oversees many different types of permits for land use. These include the land use permit, conditional use permit, performance standard permit, borrow pit permits, communication tower permits, home occupation/business permit, subdivision and variance permits.

**Land Use Permits** are required if you alter a parcel in any way including, but not limited to, erecting, constructing, reconstructing, moving, or altering a structure. Land use permit applications and their guides are available from the St. Louis County Planning and Development Department and/or their website. The applications and the guides are designed to work together to assist property owners and contractors to successfully complete land use permit applications. The most difficult and time consuming part of the land use permit process is adequate research of a parcel of land and to describe your intentions on the application.

**Conditional Use Permits** are required for uses, including, but not limited to, a home-based business, resort, campground, B & B, repair shop, rural industry, mini storage, convenience store and/or gas station. Permits are also required for non conforming lots of record, variances, subdivision plats, borrow pits, communication towers, driveways and septic systems. Applications are available from the county land office or website.

**Sewage Treatment Systems** must have approval from St. Louis County's Environmental Services Department for each new residence or addition with a bedroom, bathroom, laundry or kitchen facilities. See the chart above for contact information.

**Individual Utilities** are not regulated by the county. Wells must be registered with the state, which is usually handled by the well driller. Electrical and plumbing standards are set by the state. It is the responsibility of the utility to obtain utility easements. Electrical inspections are required by inspectors assigned by the state to specific areas.

### Do you know if you need the following permits?

- Land Use Permit
- Variance
- Wetland Permit
- Land Alteration
- Property Address Application
- Water Permit
- Storm Water Permit from MPCA

### GLOSSARY

**Shoreland:** Land located within the following distances from public waters: 1000 feet from ordinary high water level of a lake; and 300 feet from a river.

**Nonconforming use:** Legal use recorded prior to the adoption of the ordinance which would not have been permitted had the ordinance been in effect.

**Conditional use:** A land use with restrictions in relation to the rest of the neighborhood and county plans.

**Performance standard permit:** Authorization given for a use which must meet a minimum set of predefined standards or criteria.

**Variance:** Any modification from a county land ordinance determined by the Board of Adjustment that the enforcement or ordinance would cause unnecessary hardship.

**Storm water:** Surface water run off from rain or snow melt.

### Things to Consider:

- A construction permit will become void after 12 months. Permit extensions may be granted if the proposal meets ordinance requirements.
- Restrictions apply limiting the percentage of lot that may be covered with impervious material, including roofs, gravel and paved driveways, turnarounds and sidewalks.
- Standards for a principal structure can be found on page 25.



# ZONING

## PERMIT SKETCHES

### GLOSSARY

**Side yard near:** The closest distance from your side property line to your proposed project.

**Side yard far:** The longer distance from your side property line to your proposed project.

**Rear yard:** The distance from your proposed project to the property line opposite the road.

**Lot width:** The measurement of the property between the side property lines at the principal structure site.

**Road center line:** The distance from the center of the road to a specified structure.

**Maximum lot coverage:** shall include all structures, driving surfaces including graveled surfaces, and all other altered surfaces.

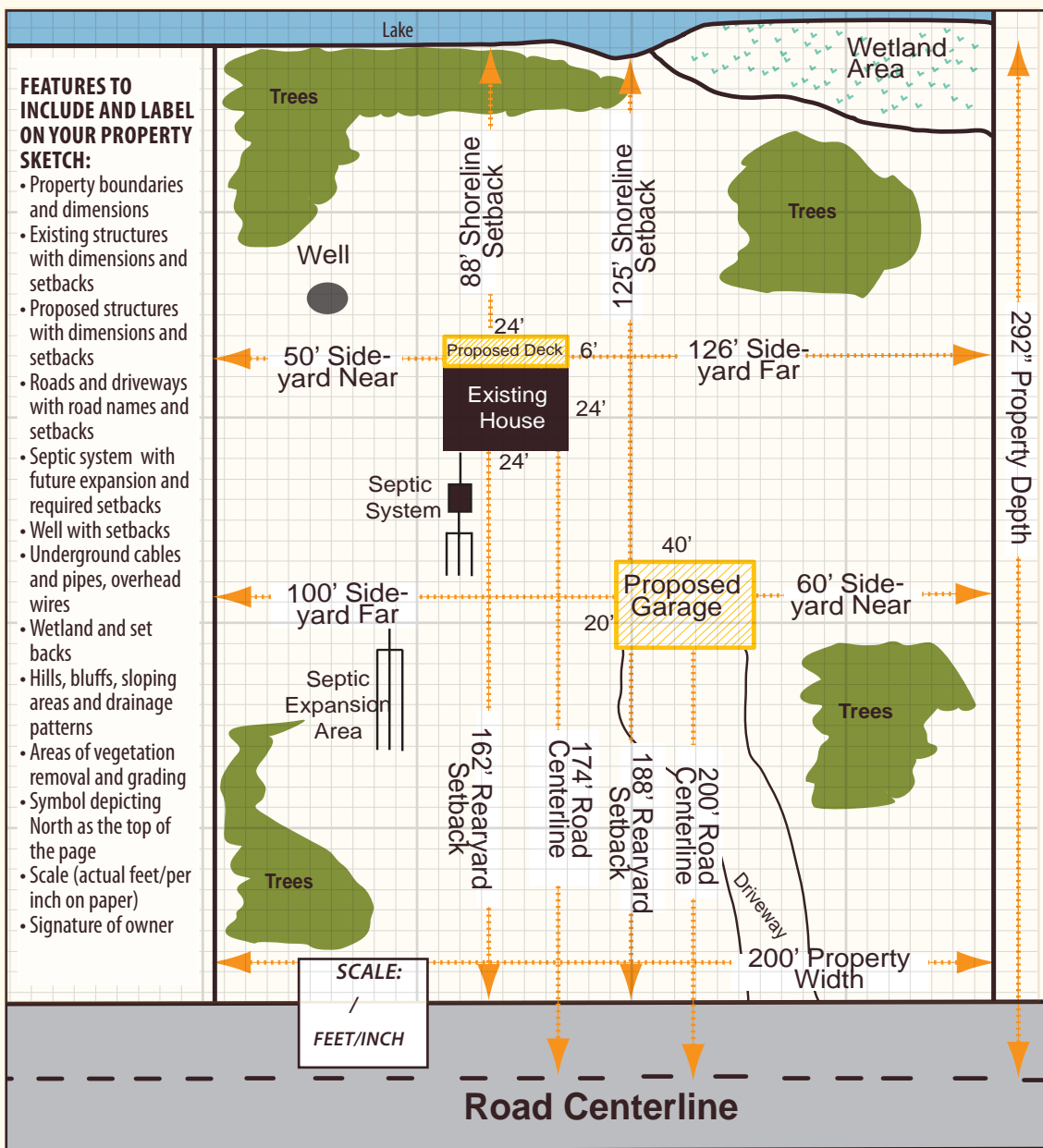
**Bluff area:** Land that rises at least 25 feet above the OHWL and has a slope of 30% or more over a 50 ft distance. Stricter standards may apply on some rivers.

**River corridor:** Area of measurement from the ordinary high water level of a river landward for the distance that is set in the ordinance.

*A sketch of your property is required when you submit an application for a land use permit. A permit will not be issued without a sketch.*

**APPLICATION FEES, DEADLINES,** and dates of possible hearings are available by contacting the Planning and Development Dept. of office or website.

**AN APPLICATION GUIDE** and Land Use permit application are available in an easy downloadable PDF format on the county website or office.



This example of a permit sketch can be a useful reference when preparing your own property sketch.

### PERMIT SKETCHES:

Your sketch is an important part of the permit application. It identifies the location and distances of your project in relation to other features of the surrounding property. A permit will not be issued without a sketch. A complete guide for the permit application is available from the St. Louis County Planning and Development office or website.

Before you begin your sketch, it is best to review an example and make sure your research is complete. Completeness, accuracy, good lot design, and communication with the County (especially on wetland impact) prior to the permit application will influence review time and issuance of a

permit. Additional information may be attached to your sketch to address specific zoning criteria.

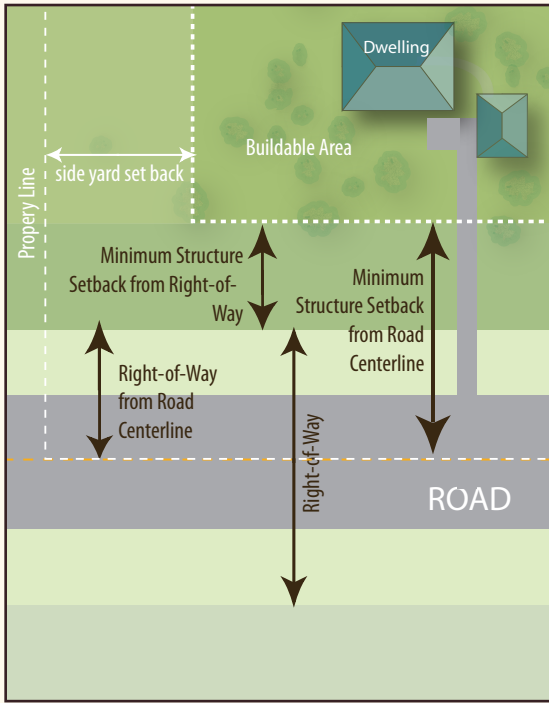
After submitting your application to the St. Louis County Planning and Development Department, it will be reviewed using the criteria for approval found in the corresponding zoning ordinance. The three criteria that must be met are:

- The proposed use conforms to the land use plan.
- The proposed use is compatible with the existing neighborhood.
- The location and character of the proposed use is consistent with the desirable pattern of development for the area.



# ZONING

## GENERAL SETBACKS AND STANDARDS



An example of identifying road setbacks.

### GENERAL SETBACKS:

All parcels have **road and structure setbacks**, or requirements, for their zoning district.

Dimensional setbacks for your zone can be obtained from the dimensional standards chart below. Lake, river and stream shore and road setbacks will apply if you are near one of these areas. Additional standards for these setbacks may also apply in certain circumstances, such as: nonconforming lots of record, size of proposed structure, location near bluffs, rock out cropping, or protected impact zones. Information on your regulations can be obtained from the Planning & Development Department (See page 10).

### ROAD STANDARDS

ROAD CLASSIFICATION	ROAD CENTER LINE	RIGHT-OF-WAY
Principal & Major Arterials	110'	35'
Major Collectors	85'	35'
Accessory Structures*	48'	15'
Minor Collectors & Local Roads	68'	35'

\* Accessory structures on local roads (privately maintained), or on publicly maintained roads that serve ten principal uses or less.

### GLOSSARY

**Zoned Land Use:** Land use under the jurisdiction of the Zoning Ordinance.

**Zone District:** A type or area of land that falls under the jurisdiction of the Zoning Ordinance.

**Dimensional Standard:** Regulations set by the Zoning Ordinance on the size of property.

**Setback Standard:** Regulations set by the Zoning Ordinance on the distance away from structure.

**Structure Standards:** Regulations set by the Zoning Ordinance on structures.

**Performance Standards:** Regulations set by the Zoning Ordinance on what can be done to your land.

DIMENSIONAL STANDARDS FOR LAND USE DISTRICTS (FAM, RES, SMU, LCO, SENS, LIU, LSO)																	
DIMENSIONAL DISTRICT	1	1a	2	3	3a	4	4a	5	6	7	8	9	10	11	12		13
Minimum Lot area (acres)	35	35	17	9	9	4.5	4.5	2.5	2	1	1	1	2	0.5	0.33*	.25**	2
Minimum Lot Width (ft)	600	1,200	600	300	600	300	400	200	200	150	200	150	200	100	100	75	200
% Max Lot Coverage	2	2	2	10	2	10	10	25	25	25	30	25	25	25	35	35	30
Side Yard (ft)	Principal	100	100	100	50	50	50	20	20	20	20	15	15	15	10	10	25
	Accessory	100	100	100	25	25	25	10	10	10	10	10	10	10	5	5	25
Rear Yard (ft)	Principal	100	100	100	100	100	50	50	45	45	45	45	40	40	40	40	50
	Accessory	100	100	100	50	50	50	10	10	10	10	10	10	10	5	5	50
Maximum Structure Height	35'																
Minimum Shoreline Frontage	Same as "Minimum lot width"																

\*with public sewer \*\*with public water and sewer Special standards apply for Plat of Soudan, Town of Breitung



# DISTRICT ZONING

## LAND USE STANDARDS

### LAND USE STANDARDS

All land in St. Louis County is within a **zoned land use district**. All land use districts have a title and a **dimensional standard** based on State Shoreland Regulations, the County Ordinance, and the adopted Comprehensive Land Use Plan.

The zone district is labeled and identified by an abbreviation signifying the type of zone, followed by a number designating the **dimensional district**. Each land use district has a purpose statement,

permitted uses, permitted uses with performance standards, and conditional uses. Compliance with these standards is reviewed by county officials when any land use permit application is submitted. These are not the only standards. Wetlands, bluffs, or other characteristics or structures may have standards that also apply.

Land Use Guides for each land use district are available at the Planning & Development Department's office or website. They have more information for your land use requirements.



### LAND USE DISTRICT: LAKESHORE COMMERCIAL OVERLAY (LCO)

**PURPOSE STATEMENT:** Intention of overlay is to allow limited expansion of certain waterfront commercial activities, while protecting residential lifestyles and property values.

**PERMITTED USES:** Remodeling, water oriented accessory structures, home business and occupation, expansion of existing resorts for guest purposes.

**PERMITTED USE WITH PERFORMANCE STANDARDS:** Alterations of cabins, redevelopment of resort cabins within standards, signs, recycling centers, single family dwellings, public project borrow pits.

**USES AUTHORIZED BY CONDITIONAL USE PERMIT:** New commercial operations, Planned Developments, utility facilities, general purpose borrow pits, mineral exploration, airports.



### LAND USE DISTRICT: RESIDENTIAL (RES)

**PURPOSE STATEMENT:** This district shall be used to promote a high quality residential living environment where non-residential uses are restricted and used where there is extensive residential development. This district may be used in shoreland and non-shoreland areas that are typically platted, or if not platted, have a development density of dwellings of more than one dwelling per 300 lineal feet of road or shore frontage.

**PERMITTED USES:** Single-family dwellings, home-occupations.

**PERMITTED USE WITH PERFORMANCE STANDARDS:** Two-family dwellings, signs, accessory structures larger than 1,000 square feet, residential density controls and density transfer.

**USES AUTHORIZED BY CONDITIONAL USE PERMIT:** Multiple and three and four family dwellings, residential planned unit developments, home business, group home, public/semi-public uses, mineral exploration and evaluation, utility facilities, mobile home park, neighborhood commercial.

# DISTRICT ZONING

## LAND USE STANDARDS

### LAND USE TERMS

A land use guide for each zoning district is available from the St. Louis County Planning and Development Department. To best understand zoning standards and their purpose, land owners should be familiar with the following terms:

**Purpose Statement:** Provides guidance for the zone district. The district can not be used contrary to the purpose statement of the district.

**Permitted Uses:** Uses that are allowed with a permit from the county, provided all standards are met.

**Permitted with Performance Standards:** Uses that are permitted if the standards are met. If the standards cannot be met, the use may be allowed with a variance or conditional use permit, depending on the conditions.

**Uses Authorized by Conditional Use Permit:** Uses that require approval by the planning commission in accordance with the criteria set forth in the ordinance. Uses other than those stated in the ordinance may be permitted though the conditional use process if they are similar to the uses listed under the performance standard or conditional use standard of that zone district, and they are consistent with the purpose of that district.

### LAND USE DISTRICT: LIMITED INDUSTRIAL USE (LIU)

**PURPOSE STATEMENT:** This district is designed to accommodate those industrial and manufacturing uses that foster orderly economic growth, without adversely affecting the residential and recreational character of the surrounding area. This district may be used in a shoreland area if permitted by an adopted land use plan.

**PERMITTED USES:** Manufacturing and light industrial uses consistent with the purpose of this district, warehousing, storage, and wholesaling, borrow pits-public works, single site contaminated soils facility.

**PERMITTED USE WITH PERFORMANCE STANDARDS:** Manufacturing and light industrial uses consistent with the purpose of this district, warehousing, storage, and wholesaling, borrow pits-public works, single site contaminated soils facility.

**USES AUTHORIZED BY CONDITIONAL USE PERMIT:** Planned unit development (PUD), transportation terminal, borrow pits, mineral extraction, but not processing, recreational facilities, public/semi-public, multiple site contaminated soils disposal facility including incineration.



### LAND USE DISTRICT: FOREST AGRICULTURAL MANAGEMENT (FAM)

**PURPOSE STATEMENT:** This district is intended to recognize and promote the development of the county's forestry and agricultural industry and to encourage recreational use of such areas. This district is typically used in areas with land developed at very low densities and often there is considerable government and corporate ownership.

**PERMITTED USES:** Temporary wood processing activities, home-occupation, public recreational facilities, hunting shacks/other primitive dwellings, accessory uses, livestock, seasonal residences.

**PERMITTED USE WITH PERFORMANCE STANDARD:** Single-family dwellings, recycling centers (public), signs, on-site and off-site, borrow pits-public works, mineral exploration and evaluation, community center facilities, residential density controls and density transfer, single-site contaminated soil disposal, home business.

**USES AUTHORIZED BY CONDITIONAL USE PERMIT:** Aquaculture operations, feedlots, rural industry, utility facilities, electric generation facility, sanitary landfills and recycling, slaughterhouse, junk or salvage facilities, peat extraction and processing, airport, commercial or private recreational uses which by their nature require large land areas, highway commercial, neighborhood commercial, permanent forest processing, borrow pits, and similar operations.



# DISTRICT ZONING

## LAND USE STANDARDS

### LAND USE DISTRICT: SENSITIVE AREAS (SENS)

**PURPOSE STATEMENT:** This district is intended for areas that are unsuitable for intensive development due to wetlands, steep slopes, flooding, inadequate drainage, hazardous waste sites, high susceptibility to groundwater contamination, significant wildlife habitat areas, severe erosion potential, or features likely harmful to the community if development is not properly managed.

**PERMITTED USES:** Forestry management, permanent open space, wild rice farming and related aquaculture.

**PERMITTED USE WITH PERFORMANCE STANDARDS:** Temporary forest processing, home occupation, recreation trails, accessory uses and structures.

**USES AUTHORIZED BY CONDITIONAL USE PERMIT:** Public/semi-public uses, public facility renovation, livestock, aquaculture, peat harvesting and processing.



### LAND USE DISTRICT: LAKE SUPERIOR OVERLAY (LSO)

**PURPOSE STATEMENT:** This district is intended to allow limited expansion of certain waterfront commercial activities, while safeguarding residential lifestyles and property values. This overlay applies only to those areas near Lake Superior where it has been determined that nodes of residential and commercial land uses coexist, with neither being the predominant use.

**PERMITTED USES:** Single family residence, home occupation, accessory uses and structures, public, non-commercial recreational uses.

**PERMITTED USE WITH PERFORMANCE STANDARDS:** Home business, neighborhood commercial, highway commercial, signs.

**USES AUTHORIZED BY CONDITIONAL USE PERMIT:** Multiple family dwelling: waterfront commercial, planned unit development (PUD), other uses similar to above.



### LAND USE DISTRICT: SHORELAND MIXED-USE (SMU)

**PURPOSE STATEMENT:** This district is intended to provide a balance between lake and river use and the water resources by allowing a wide range of uses that are consistent with adjacent land uses and the recreational and natural attributes of the water body.

**PERMITTED USES:** Single-family dwellings, seasonal dwellings, public/semi-public uses, non-commercial uses, including trails, parks, beaches, waysides, etc., accessory uses, home-occupation.

**PERMITTED USE WITH PERFORMANCE STANDARDS:** Signs, accessory structures larger than 800 square feet, water-oriented accessory uses, two-family dwellings, residential density control and density transfer, single site contaminated soils disposal, home business.

**USES AUTHORIZED BY CONDITIONAL USE PERMIT:** Planned unit developments, multiple, two and three family dwellings, mobile home park, waterfront commercial, neighborhood commercial, public/semi-public uses, utility facilities, borrow pits, mineral exploration and evaluation, livestock, public facility renovation, group home, airports, temporary wood processing, off-site signs, aquaculture, multiple site contaminated soils disposal facility, including incineration.

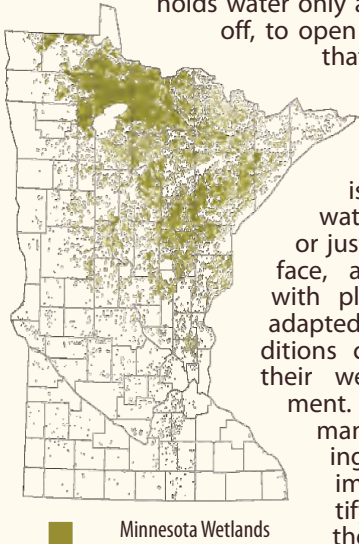


# WETLANDS

## CHARACTERISTICS AND IMPACT

### WETLAND:

Wetland describes a wide variety of wet environments varying from a slight depression, which holds water only after spring runoff, to open water wetlands that never draw down. By most standards, a wetland's soil is saturated with water either above or just below the surface, and is covered with plants that have adapted to the wet conditions characteristic to their wetland environment. Since there are many laws protecting wetlands, it is important to identify wetlands and their boundaries.



### IDENTIFYING WETLAND CHARACTERISTICS:



Water influences the vegetation and soil found on any site. Therefore, the vegetation, soil, and hydrologic factors must all be addressed in identification of a jurisdictional wetland.

**Wetland Plants:** In undisturbed sites, vegetation is the most visible criterion and can be useful in wetland observations. Some common wetland plants are willow, alder, black ash, black spruce, balsam fir, aspen, cattails, sphagnum moss, red osier dogwood, and sedges.

**Wetland Soils:** Two common types of soil are found in wet conditions. One is organic soils, or peat. The second is mineral soils that do not drain well because of high water table, low land, ground water seepage, or a slowly permeable soil layer, such as clay. These are called hydric soils.

Mineral soils that are saturated much of the time become dull colored or gleyed. Gleyed soils are neutral gray and occasionally greenish or bluish.

Mineral soils that are saturated for short periods develop spots or blotches of different colors. These spots can be an indication of hydric or wetland soils.

**Wetland Hydrology:** Hydrology refers to the presence or flow of water through a site. Some wetlands are relatively dry during drier times of the year. Often, aerial photographs, personal interviews with residents, and visual evidence are used to determine wetland hydrology.

### WETLAND IMPACT

Wetland impact is a term used to describe actions that effect the environment of a wetland. Since most wetlands are in prime condition in their undisturbed state, any change is usually referred to as a negative impact.

### TYPICAL ACTIVITIES THAT CAUSE IMPACT:

**Filling:** Adding any material to change the bottom level of a wetland.

**Draining:** Removing the water from a wetland by ditching, tilling, pumping, or other such techniques.

**Excavating:** Dredging and removing soil and vegetation from a wetland.

**Diverting water:** Preventing the flow of water into a wetland by removing water upstream, lowering lake levels, or lowering groundwater tables.

**Clearing:** Removing vegetation by digging or scraping.

**Flooding:** Raising water levels, either behind dams or by pumping or otherwise channeling water into a wetland so that water levels are too high for wetland vegetation and animals to survive (i.e., converting a wetland to a lake or pond).

**Diverting or withholding sediment:** Trapping sediment through the construction of dams, channelization or other such projects that inhibit the regeneration of wetlands in natural areas of deposition, such as deltas.

**Shading:** Placing pile supported platforms or bridges over wetlands, causing vegetation to die.

**Conducting activities in adjacent areas:** Disrupting the interactions between wetlands and adjacent land areas, or indirectly impacting wetlands through activities at adjoining sites.

### GLOSSARY:

**Hydrology:** The study of water and its effects in a given area.

**Obligate plants:** A plant that has adapted to a certain condition and lives primarily in these conditions.

**Sequencing:** A step - by - step review process used to determine possibility of wetland development.

**Organic soils:** Soil containing decomposed plants; typically, peat or composted vegetation.

**Mineral soils:** Clay, sand, or silt with little organic (or composted) material.

**Hydric soils:** Soils that do not drain well, or that have a layer of soil that slows drainage.



# WETLANDS

## SEQUENCING

### SEQUENCING: THE WETLAND IMPACT REVIEW PROCESS



Prior to any draining, filling or excavating in a wetland, proposed impacts to nonexempt wetlands undergo a process known as sequencing. Sequencing is a step-by-step process used to assess the efforts made by the applicant to avoid, minimize, reduce or eliminate impact over time, and

replace lost wetland at the location. Wetland permits are approved using the following principles in this order:

**1. Avoid Impacts:** If a project can be redesigned or relocated to eliminate any wetland impact, you must select this option.

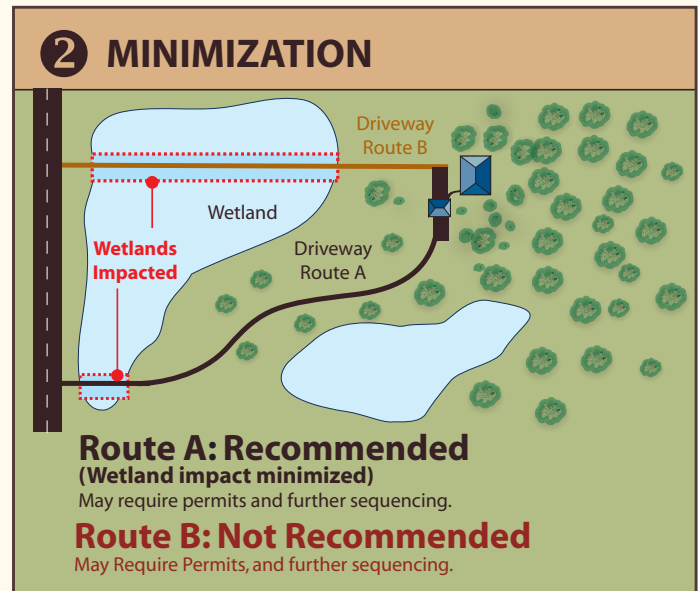
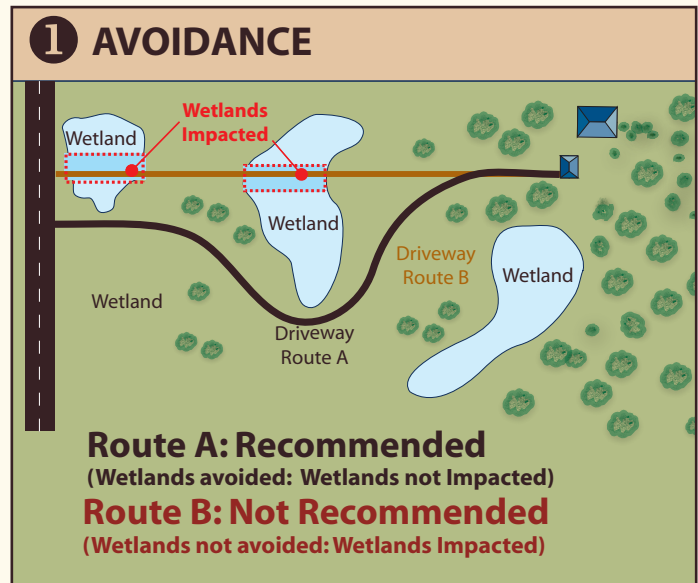
**2. Minimize Impact:** If St. Louis County determines that wetland impacts are unavoidable, you must demonstrate that the project minimizes wetland impacts to the greatest extent possible. The county will consider:

- The purpose of the project
- Size requirements of the project
- Location
- Sensitivity of the site design to the natural features of the site, including topography, hydrology, and existing vegetation
- The function and value of the wetlands on the site
- Applicant's efforts to show alternatives to modify the size and scope of project

**3. Rectify Impact:** There may be times that a wetland impact is impossible to avoid, but the impact either is temporary or results in no net loss of wetlands. Temporary impacts may be approved by the county if the activity is completed and the physical characteristics of the wetland are restored within six months from the start of the activity. For example, a temporary road through a wetland that is needed for a short term project, and after the project is completed, the road is removed. A performance bond must be provided to the county for an amount sufficient to cover the cost of restoring the wetland to pre-project conditions.

**4. Reduce or Eliminate Impact Over Time:** Further impact from draining or filling must be reduced or eliminated by managing the project in a manner that preserves remaining wetland functions and values. The county requires the applicant to implement best management practices (e.g. silt fences) to protect wetland functions and values.

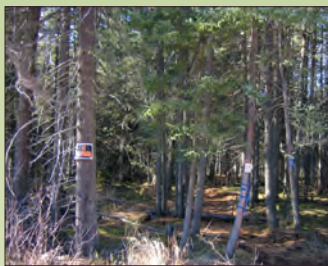
**5. Replace:** Wetland replacement must restore the functions and values that are lost from a wetland that is drained or filled. This can be accomplished through either restoring a previously drained or filled wetland, creating a new wetland in an upland area, or purchasing credits from an approved wetland bank. Contact the Planning and Development Department for more information.



Avoidance and minimization are two important steps in reducing impact to wetlands.

# WETLANDS

## CLASSIFY & IDENTIFY



### FLOODPLAIN FOREST: WETLAND TYPE 1

**CHARACTERISTICS:** Floodplain forest wetlands are poorly drained, shallow depressions located in the floodplain of a watercourse with no well defined inlets or outlets. These wetlands may have standing water for a few weeks each year, but are dry for much of the growing season. They are frequently cultivated. When they are not, wetland vegetation can become established. Alternating periods of flood and drought can eliminate perennial plants so annual plants typically dominate the community.

**FUNCTION & VALUES:** Floodplain forest wetlands are important for reducing shoreline erosion by pooling and absorbing flood waters, stabilizing the shoreline, and providing a filter for surface runoff. Especially in the spring, these temporary water holding basins frequently have an abundance of plant seeds and invertebrates, which makes them ideal nesting, feeding and resting areas for migrating waterfowl and shorebirds.

**VEGETATION:** Floodplain forest wetlands are dominated by mature, deciduous hardwood trees growing on soils associated with riverine systems. The shrub layer, although usually lacking, is sparse. Floodplain forest wetlands are vegetatively productive because nutrients are periodically added to the system by flooding.



### SEASONALLY SATURATED BASINS: WETLAND TYPE 1 & 2

**CHARACTERISTICS** The primary difference between the two seasonally saturated basin wetlands is in the seasonal length of standing water and duration of the soil saturation. Seasonally flooded basins may have alternating periods of flood and drought; high water table found in wet meadows may allow the soil to remain saturated.

**FUNCTION & VALUES:** These nutrient rich temporary water holding basins frequently have an abundance of plant seeds and invertebrates, making them ideal habitats for rare plants and migrating waterfowl and shorebirds, especially in spring. During periods of high rainfall, seasonally saturated basin wetlands collect runoff which reduces the likelihood of seasonal flooding to downstream low-lying areas and acting as a natural filter.

**VEGETATION:** Seasonally saturated basin wetlands are dominated by non forested vegetation that can tolerate their roots and lower stem submerged in water over a period of time. Seasonally saturated basin wetlands are generally dominated by aquatic and submergent vegetation, and are not populated by shrubs or trees.



### OPEN WATER: WETLANDS TYPE 3, 4 & 5

**CHARACTERISTICS:** The primary difference between these three open water wetlands is in the depth of standing water and duration of the soil saturation. Shallow marshes are in 6 inches of water during the growing season while deep marshes are in 6 inches to 3 or more feet of water during the growing season. Shallow open water wetlands have up to 6.6 feet of water and are rarely, if ever, drawn down preventing emergent aquatic vegetation to become established.

**FUNCTION & VALUES:** Open water wetlands are included as some of the most desirable of all wetlands for water birds and fur bearers, and they can also provide spawning and nursery habitat for some fish species. Submergent plants and aquatic invertebrates provide food for waterfowl. Excellent winter habitat can be provided for upland wildlife, including deer, muskrat and mink. Other functions include flood-water retention, protection of shorelines from erosion, aesthetics, and water quality functions involving the trapping of sediments and absorption of excess nutrients.

**VEGETATION:** Open water wetlands are dominated by non forested vegetation that can tolerate their roots and lower stem submerged in water over a period of time. Open water wetlands are generally dominated by aquatic and submergent vegetation, and are not populated by shrubs or trees.



### OPEN-CONIFEROUS BOG: WETLANDS TYPE 8

**CHARACTERISTICS:** Bogs are one of the most distinctive kinds of wetlands, and are characterized by a growth of evergreen trees and shrubs and a floor covered by a thick carpet of sphagnum moss. Bogs form in very wet places. Some have considerable amounts of open water surrounded by floating boggy vegetation; in others, vegetation may have completely filled a lake. Bog wetlands soil is usually waterlogged and supports a spongy covering of mosses. Bogs occur mostly in shallow basins, on flat uplands, and along sluggish streams.

**FUNCTION & VALUES:** Open-coniferous bog wetlands provide important habitat for wildlife, including migratory birds which use bogs on their flight paths to breed, nest and feed. Bog wetlands are often valuable as reservoirs for streams (especially trout streams) and habitat for many unique plants.

**VEGETATION:** Open bog vegetation is woody or herbaceous or both. Typical plants are shrubs, sphagnum moss, and sedges. Although scattered, black spruce and tamarack also occur in open bog wetlands, but their growth is stunted. In coniferous bog wetlands, the plant communities are similar except with mature trees of black spruce and tamarack dominating the area.



# WETLANDS

## CLASSIFY & IDENTIFY



### SHRUB CARR: WETLAND TYPE 6

**CHARACTERISTICS:** Shrub Carr wetlands occur on organic soils (peat/muck) as well as on the mineral soils of a floodplain. These wetlands are waterlogged much of the growing season and often covered with as much as six inches of water. The Shrub Carr soil is typically saturated to the surface and may have as much as six inches of standing water after spring snowmelt and heavy rainfall events.

**FUNCTION & VALUES:** Shrub Carr wetlands are important because of the biological and chemical processes that occur within. These wetlands also perform the function of flood control reduction, water table maintenance, and reducing stream sedimentation. Important breeding habitat for birds are provided by Shrub Carr wetlands. White-tailed deer often choose Shrub Carr wetlands to graze on the abundant ground cover.

**VEGETATION:** Floodplain forest wetlands are dominated by mature, deciduous hardwood trees growing on soils associated with riverine systems. The shrub layer, although usually lacking, is sparse. Floodplain forest wetlands are vegetatively productive because nutrients are periodically added to the system by flooding.



### HARDWOOD-CONIFEROUS SWAMP: WETLANDS TYPE 7

**CHARACTERISTICS:** Hardwood-coniferous swamp wetlands are forested wetlands dominated by mature conifers and/or lowland hardwood trees. They are usually associated with ancient lake basins and former riverine oxbows. These swamps are distinguished by whether the dominant trees are deciduous, hardwood or coniferous. The soil in these wetlands is waterlogged at least to within a few inches of the surface during the growing season and is often covered with as much as one foot of water.

**FUNCTION & VALUES:** Hardwood-coniferous swamp wetlands support diverse plant and animal species assimilation. Pools within the forest may provide habitat for amphibians and invertebrates. Adjoining areas of open sand may provide habitat for reptiles. During high water periods, they provide habitat for fish and are important for storm and floodwater storage. Diking of wooded swamps can increase both upstream and downstream flooding.

**VEGETATION:** Hardwood-coniferous swamp wetland vegetation includes tamarack, white cedar, black spruce, balsam fir, red maple, and black ash. Northern evergreen swamps usually have a thick ground covering of mosses. Deciduous swamps frequently support beds of duckweeds, smartweeds, and other herbs. Hardwood-coniferous swamp wetlands are vegetatively productive because nutrients are periodically added to the system by flooding.

## WETLAND PLANTS

Being able to identify wetland plants can help identify wetlands.

### ADAPTED

#### PLANTS:

If you see the following obligate wetland plants, you may be looking at wetland:

- bog rosemary
- bog birch
- cotton-grass
- black willow
- labrador tea
- cattail
- swamp milkweed
- sand bar willow
- skunk-cabbage
- sphagnum moss
- wild rice



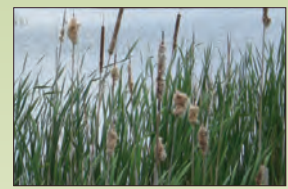
Pink weed



Wild Calla Lily



Waterlilies



Cattails



Black Spruce



White Cedar



Black Ash



Alder



# STRUCTURE STANDARDS

## PRINCIPAL & ACCESSORY STRUCTURES

### STRUCTURE STANDARDS

In an effort to maintain a healthy ecosystem and quality community for all, standards have been set for all structures. Other standards, such as setbacks and zoning standards, will still apply.

### PRINCIPAL STRUCTURES

Single-family homes and cabins are principal structures, and all other buildings are accessory structures.

### ACCESSORY STRUCTURES

Specific water-orientated accessory structures are allowed at a reduced shoreline setback in certain zone districts with performance standards. These include saunas, boathouses, storage buildings,

fish cleaning houses, screen houses, gazebos, detached decks, and satellite dishes. These structures may be located within the shore impact zone or at the principal structure setback or beyond. The maximum slope allowed for the construction site is 20%, and must meet setbacks for slopes. Only one accessory structure, including satellite dishes, is allowed within the normal shoreland setback. Bathroom and sleeping quarters (except bunkhouses) are not allowed at this setback. The standard also requires that the structure be stained or painted an unobtrusive color, and screened from the shore by natural means. These structures are not allowed in Voyageurs National Park, on trout streams, or on Natural Environmental Lakes.



### PRINCIPAL STRUCTURES: HOMES AND CABINS

Single-family homes and cabins are called "principal structures," and the primary focus of the activity is full or part-time residential use. The maximum allowable width of the water facing side of the structure cannot exceed 40% of the lot width. One principal structure is allowed per standard lot. A land use permit must be obtained prior to construction.

See dimensional standards on page 16 and land use regulations on following pages, depending on zone district.

A permit to construct a Subsurface Sewage Treatment System (SSTS), a certificate of compliance of SSTS, or an SSTS exemption must accompany the land use permit application. Driveways with direct access to a public road are required to obtain an entrance permit. Driveways without direct access to a public road are regulated depending how much the structure is occupied. For more information see page 27 or contact the Planning and Development Department.



### DECKS & PLATFORMS

**Attached decks:** An attached deck is defined as a horizontal, unenclosed platform that is attached to or functionally related to a home, cabin or other structure. It may not have a roof, extended soffit or walls, but may have railings, seats, or other related features. A screened or enclosed deck is considered an addition and must meet the performance standards for additions, which are not allowed within the shoreland setback. More information is available through the Planning and Development Department.

Decks on nonconforming Homes/Cabins are allowed if all of the following performance standards are met: Stairs and landings are considered part of the deck; maximum depth is 12 feet; the distance between the deck and the OHWL is less than 50% of the required setback for the zone district.

Deck additions on the side and no closer to the shoreline: Stairs and landings are considered part of the attached deck, maximum depth of 12 feet within the impact zone or 16 feet outside of the impact zone, distance between the deck and the OHWL is less than 50% of the required setback for the zone district. Deck additions to the rear are allowed if the maximum depth is no more than 16 feet.

**Detached decks:** A detached deck is defined as a horizontal, uneven platform that is freestanding and greater than 18 inches in height at any point. It has no roof or extended walls, but may have railings, seats, or other related features and must meet the following performance standards if the deck is within the shore or bluff impact zone: Maximum size of 150 sq. feet, max. height from ground to top of railing - 12 feet, painted/stained an unobtrusive color, screened from lake by natural vegetation, no other accessory structures or satellite dishes located within the shore impact zone.

**Platforms:** A platform is a freestanding, horizontal surface that is no more than 18 inches high at any point and does not have rails, seats, or other elevated features. No land use permit is required if the following standards are met: no larger than 120 sq. ft., no higher than 18 in., setback at least 10 ft from shoreline, not within a bluff zone.



# STRUCTURE STANDARDS

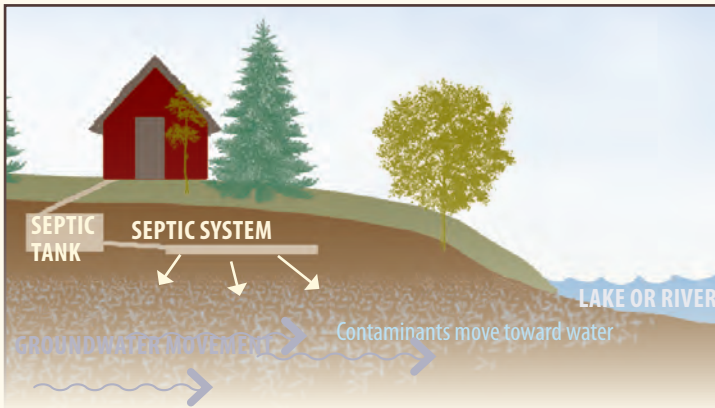
## ACCESSORY STRUCTURES

	<p><b>DETACHED GARAGES &amp; POLE BUILDINGS</b></p> <p>Garages and pole buildings are accessory structures primarily used for storage.</p> <p>Use: May include a loft which is used only for storage purposes.</p> <p>Nonconforming lot of record: Maximum total building footprint allowed is 15% of lot area.</p> <p>Setback and Standards: If over 800 square feet, must meet the normal setback requirements, and the following minimum setbacks: Side-yard lot line setback is 20 feet; General Development Lakes setback of 125 feet; Recreational Development Lakes setback 150 feet; Natural Environment Lakes and all River Classes setback of 200 feet.</p> <p>Design standards: If over 800 square feet, a standard unobtrusive color is recommended.</p>				
	<p><b>BUNKHOUSES</b></p> <p>Bunkhouses shall be reviewed as added living and bedroom space, and the septic treatment system of the principal structure shall be sized to take into account the added water use. A septic review will be required.</p> <p>Bunkhouses on shoreland lots shall not exceed 260 square feet, and 14 feet height, unless they are located on lots that have twice the minimum width and lot area requirements, in which case the mentioned standards do not apply.</p>				
	<p><b>BOAT HOUSES</b></p> <p>A boat house is a structure designed and used solely for the storage of boats or boating equipment. A permit is required prior to construction. They are allowed on all general and recreational development lakes.</p> <p>Use: May not include the following: deck or roof used as a deck, storage or garage for items unrelated to water sports.</p> <table border="1" data-bbox="570 936 1549 1045"> <tr> <td data-bbox="570 936 618 1045">Size:</td> <td data-bbox="618 936 1549 999">On lakes under 5,000 acres: The maximum size is 400 sq. ft. with maximum width 20 feet on side most parallel to shoreline, and a maximum depth of 26 ft.</td> </tr> <tr> <td></td> <td data-bbox="618 999 1549 1045">On lakes over 5,000 acres: The maximum size is raised to 520 sq. ft. Other standards remain the same.</td> </tr> </table> <p>Setback and Standards: Setback is minimum 10 feet and maximum 25 feet from shore line, maximum width 20 feet on side most parallel to shoreline, and a maximum depth of 26 ft. The maximum height is 14 feet from ground to roof peak, and limited to one story.</p> <p>Design standards: Boathouse must have a garage type door that faces the water.*</p>	Size:	On lakes under 5,000 acres: The maximum size is 400 sq. ft. with maximum width 20 feet on side most parallel to shoreline, and a maximum depth of 26 ft.		On lakes over 5,000 acres: The maximum size is raised to 520 sq. ft. Other standards remain the same.
Size:	On lakes under 5,000 acres: The maximum size is 400 sq. ft. with maximum width 20 feet on side most parallel to shoreline, and a maximum depth of 26 ft.				
	On lakes over 5,000 acres: The maximum size is raised to 520 sq. ft. Other standards remain the same.				
	<p><b>GAZEBOS AND SCREEN HOUSES</b></p> <p>Gazebos and screen houses are accessory structures used for shelter purposes, and a permit is required before construction. It may not have pressurized water, kitchen, bathroom, or sleeping facilities.</p> <p>Setbacks and Standards: Limited to 150 sq. feet in size, one story and 12 ft. high, minimum setback of 30 ft., no decks.*</p>				
	<p><b>SAUNAS</b></p> <p>A sauna is an accessory structure used for the sole purpose of a steam bath and changing room, and storage of related items. You must obtain a land use permit prior to construction and must be served by a grey water septic system, approved by the St. Louis County Environmental Services Department.</p> <p>Setbacks and Site Design: 50 ft. from the shoreline on General Development; 75 ft. on Recreational Development lakes.</p> <p>Performance Standards: 200 square ft. maximum size, and 12 ft. high; may include changing room but no bathroom, and may not be used for storage of combustible petroleum products; shall not be attached to a structure where combustible products are stored; deck is allowed but must be included as part of floor plan.*</p>				
	<p><b>STORAGE &amp; FISH CLEANING BUILDINGS</b></p> <p>A storage building is an accessory building used to store miscellaneous items. A fish cleaning building is an accessory building used to clean fish. Permits are required before construction.*</p> <p>Use: May not have an attached deck; waste from fish cleaning house must conform to county regulations and policies regarding waste disposal.</p>				

\*Unobtrusive colors are a required standard for exterior building materials used.

# STRUCTURE STANDARDS

## SEWAGE SYSTEMS, WELLS & UTILITIES



Groundwater moving toward the lake can carry contaminants in saturated soil. If your system is improperly designed or located too close to the water, contaminants may reach your lake.

**SEWAGE TREATMENT SYSTEMS:** In shoreland areas, it is important to install a septic system correctly because soil and water conditions near shore may make the system less efficient in treating wastewater. Location and construction are especially critical in shoreland areas to ensure that the system is effective. Incomplete treatment can result in health risks for humans and reduce water quality. For more information on how septic systems work and on proper maintenance, contact the St. Louis County Environmental Services Department. Their contact information is available on page 15.

**BEFORE YOU BEGIN:** Before purchasing undeveloped property, evaluate whether it has a suitable area for construction of a septic system and consider the following: depth to the ground water table or bedrock, soil types and conditions, slope of land, and setback requirements from well, waterfront, buildings, property lines.

### INDIVIDUAL SEWAGE TREATMENT SYSTEM PERMITS:

St. Louis County, in conjunction with the state, regulates sewage treatment system installation and setbacks for areas that do not have public treatment systems. Contact the St. Louis County Environmental Services Department for permits or more information.

### PUBLIC SEWAGE TREATMENT REQUIREMENTS (HOOK-UPS):

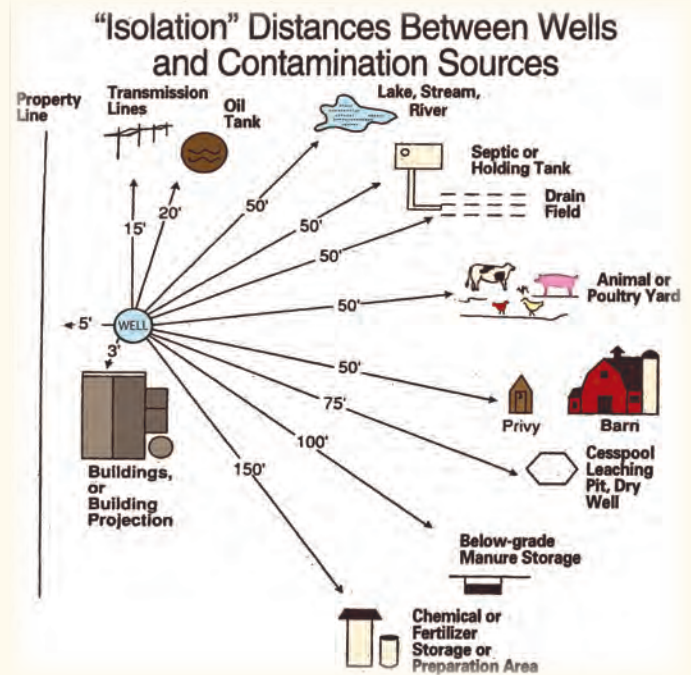
Parcel owners receiving sewage treatment from a local provider need to contact that provider to begin service.

### SANITARY PRIVY:

The sanitary privy, or outhouse, has the following set backs: Any water supply, well, or unprotected water suction pipe\* .....50ft. Occupied buildings.....20ft. Property lines.....10ft.

\*If well is cased less than 50 feet in depth or does not encounter at least 10 feet of impervious material, this distance must be increased to 100 feet.

**GREY WATER TREATMENT SYSTEM:** A grey water treatment system treats water draining from laundry, dishes, and showers, but not toilets or sewage. They are usable only with seasonal use building using non-pressurized water systems, and the sewage tank must be 10 feet from structure and 50 feet from a well, and the trench system must be 100 ft away from the well. The bottom of the trench must be 3 feet above bedrock or seasonal high water table, and requires sandy soil to a depth of 4 feet or more.



### WELLS AND SAFE WATER:

**ENSURING A SAFE DRINKING WATER SUPPLY:** Most people take a safe water supply for granted and assume their water is safe to drink as it comes from the faucet. Most shoreland properties have a private water supply that needs to be tested regularly to confirm safe water.

Most wells are drilled, dug, or driven. It is important to know what type of well you have and, if you are putting in a new well, what is best suited for your parcel.

It is also important to ensure that the well driller you choose operates in conformance with local requirements.

Seasonal or vacation homes that are used infrequently often have wells that go untested for years. It is important to test water annually if the well is not used continuously.

### OTHER UTILITIES:

Electrical, plumbing and HVAC must meet standards set by the State of Minnesota. The Building Codes and Standards Division can be reached at their web site at [www.doli.state.mn](http://www.doli.state.mn) or 1-800-627-3529. Natural gas, propane, telephone, electrical, plumbing, HVAC, are available through private providers. Easements across tax-forfeit managed lands can only be granted to the utility.





# SHORELAND PROPERTY RECORDS

## PARCEL QUICK REFERENCE

**PROPERTY LEGAL INFORMATION**  
(Contact information P. 15)

**Property Address:**

**Parcel ID#:**

**Legal Description:**

**Date of Record:**

**Number of Acres:**

**Other:**

PROPERTY STANDARD & REFERENCE PAGE		COUNTY STANDARD	MY PROPERTY RECORD	NOTE
Property dimensions:				
Building & structure setbacks (page 17)	Road Center line (p.16)			
	Shoreline (p. 8)			
	Side yard near			
	Side yard far			
	Rear yard			
Road setback (p.17)				
Well Setback (p. 27)	From any part of septic	100 ft		
	From house	3 ft		
	From river, lake or OHWL			
Septic setback (p. 27)	From house	20 ft (10 ft to tank)		
	From well	100 ft.		
	From river, lake or OHWL			
Bluff setback (p. 9)				
Shore line setback (p. 8)				
Shore impact zone (p. 8)				
Vegetation restrictions (p. 7)				
Do I need to include erosion control?				
Is my use compatible with existing neighborhood?				
Wetland area				
Wetland area				
Wetland area				