

TABLE 11.1 Lot Area, Buildable Area, and Lot Width Requirements for the Shoreland District

Lake Classification	SINGLE FAMILY RESIDENTIAL			DUPLEX RESIDENTIAL			TRIPLEX RESIDENTIAL		
	Min. Lot Area (ft ²)	Min. Lot Width	Min. Buildable Area (ft ²)	Min. Lot Area (ft ²)	Min. Lot Width	Min. Buildable Area (ft ²)	Min. Lot Area (ft ²)	Min. Lot Width	Min. Buildable Area (ft ²)
General Development - Riparian	30,000	100	12,000	40,000	200	27,000	60,000	260	30,000
General Development -Non-Riparian	40,000	150	20,000	80,000	265	40,000	120,000	375	60,000
Recreational Development-Riparian	40,000	150	16,000	80,000	225	30,000	120,000	300	60,000
Recreational Development-Non-Riparian	60,000	150	25,000	80,000	265	40,000	120,000	375	60,000
Natural Environment-Riparian	80,000	200	40,000	120,000	400	60,000	160,000	400	80,000
Natural Environment-Non-Riparian	120,000	200	60,000	160,000	400	80,000	240,000	600	120,000
Natural Environment—Special Shallow Riparian	100,000	250	50,000	*	*	*	*	*	*
Natural Environment—Special Shallow Non-riparian	140,000	265	70,000	*	*	*	*	*	*
Sensitive Shoreland Districts-Riparian--all lake classes	80,000	200	40,000	120,000	300	60,000	*	*	*
Sensitive Shoreland Districts-Non-riparian--all lake classes	80,000	200	40,000	160,000	400	80,000	*	*	*

*Duplex Residential are not allowed within natural environment - special shallow lake shorelands.

*Triplex Residential are not allowed within natural environment - special shallow lake shorelands or sensitive shoreland districts.

River Classification	SINGLE FAMILY RESIDENTIAL			DUPLEX RESIDENTIAL			TRIPLEX RESIDENTIAL		
	Min. Lot Area (ft ²)	Min. Lot Width	Min. Buildable Area (ft ²)	Min. Lot Area (ft ²)	Min. Lot Width	Min. Buildable Area (ft ²)	Min. Lot Area (ft ²)	Min. Lot Width	Min. Buildable Area (ft ²)
Cold Water-Riparian	90,000	300	45,000	135,000	450	65,000	180,000	600	75,000
Cold Water -Non-Riparian	120,000	300	60,000	175,000	450	80,000	230,000	600	75,000
Natural Environment -Riparian	80,000	200	40,000	120,000	400	60,000	160,000	600	75,000
Natural Environment -Non-Riparian	120,000	200	60,000	160,000	400	80,000	200,000	600	75,000
General Development -Riparian	30,000	100	12,000	40,000	200	20,000	50,000	300	28,000
General Development -Non-Riparian	40,000	150	20,000	60,000	265	30,000	80,000	380	40,000

TABLE 11.2 Structure and SSTS setbacks from Public Waters in feet from the OHWL

Class of Public Water Lakes:	Standard Setbacks	Conservation Development Structure Setback	Conservation Development Density Incentive Structure Setback	SSTS Setback
General Development (GD)	75	120	150	75
Recreational Development (RD)	100	160	200	100
Natural Environment (NE)	150	200	250	150
Natural Environment Special Shallow (NE-SP)	180	200	250	150
Sensitive Shoreland District (SS)				
All Lake Classes	150	200	250	150
Class of Public Water Rivers:	Standard Setbacks	Conservation Development Structure Setback	Conservation Development Density Incentive Structure Setback	Standard Setbacks
Cold Water	200	200	250	150
Natural Environment	150	200	250	150
General Development	100	200	200	100

TABLE 11.3 Additional Structure Setbacks	
Setback from:	Setback (in feet)
Bluff (top, bottom – applies to septic system tanks and drainfields as well)	30
Significant Cultural or Historic Site	50
Unplatted Cemetery	50
Township, County, State, or Federal road right-of-way	35
All Other Roads	10
Property Line	10
Publicly-owned Recreational Trail (not easements)	10
Subsurface Sewage Treatment System--Septic Tank (to dwelling unit)	10
Subsurface Sewage Treatment System--Drainfield (to dwelling unit)	20
Minnesota Department of Natural Resources permitted harbors	One-half (1/2) of the lake setback for the respective class of public water
Wetland	15

Table 14.1 Lot Size, Width, Setback and Height Standards for Rural Residential Districts						
District	Minimum Lot Area	Minimum Lot Width	Structure Lot Line Setbacks	Road Right – of-Way Setback	Wetland Setback	Structure Height
RR-1	1 acre	150'	10'	35'	15'	35' **
RR-2.5	2.5 acres	165'	10'	35'	15'	35' **
RR-5	5 acres	300'	10'	35'	15'	35' **
RR-10	10 acres	300'	10'	35'	15'	35' **
RR-20	20 acres	400'	10'	35'	15'	35' **

Table 41.1 Shoreland Protection Zone Impervious Surface Limits (see “Shoreland Protection Zone” as defined in Article 46)		
Development or Use	Maximum Impervious Surface	Applicable Area
Residential lots with no stormwater plan required as per Article 41.2 A 1	15%	Total lot area above the OHW
Residential lots with stormwater plan as per Article 41.2 A 2	20%	Total lot area above the OHW
Residential lots with stormwater plan & shoreline buffer as per Article 41.2 A 3	25%	Total lot area above the OHW
New Conservation Developments with stormwater plans as per Article 33*	30%	Average Dwelling unit lot
Existing Planned Unit Developments with stormwater plans as per Article 41.3*	60%	Average Dwelling unit lot
Resorts with stormwater plans as per Article 34.8	25%	Total project area and any tier above the OHW

Commercial with stormwater plans as per Article 16.3	30%	Total lot area above the OHW
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Table 41.2 Shoreland Buffer Zone Impervious Surface Limits (see “Shoreland Buffer Zone” as defined in Article 46)

Development or Use	Maximum Impervious Surface	Applicable Area
Residential lots with BMP’s per Article 41.2 B	25%	Total lot area
New Conservation Developments with stormwater plans as per Article 41.3*	30%	Average Dwelling unit lot
Existing Planned Unit Developments with stormwater plans as per Article 41.3*	60%	Average Dwelling unit lot
Resort with stormwater plans as per to Article 34.8	30%	Total project area and any tier
Commercial with stormwater plans as per Article 16.3	35%	Total lot area

Table 41.3 Non-Shoreland Impervious Surface Limits

Development or Use	Maximum Impervious Surface	Applicable Area
Residential lots	25%	Total lot area
New Conservation Developments with stormwater plans as per Article 41.3*	40%	Average dwelling unit lot
Existing Planned Unit Developments with stormwater plans as per Article 41.3*	75%	Average dwelling unit lot
Resort with stormwater plans as per Article 34.8	40%	Total project area and any tier
Commercial with stormwater plans as per Article 16.3	60%	Total lot area