



# Land Use Factsheet

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## Crow Wing County Land Use Ordinance

- Applies to Crow Wing County landowners that are outside city limits
- Applies to land above Ordinary High Water (OHW) line  
DNR has jurisdiction below OHW. Brainerd DNR Office: 218-203-4351 or 218-203-4300

## Site Based Permitting Model

- Land use permits are issued after staff conduct an onsite visit
- Calls for service: Landowners may request staff to visit property to answer questions onsite about current or proposed land use issues. There is no charge for this service.
- A current septic compliance inspection is required in order to apply for a land use permit
- For all permits, a calculation worksheet is used to determine the percentage of impervious surface proposed
- Follow-up inspections are conducted annually by Crow Wing County for all riparian permits
- Online permitting is available at: <https://enviopermits.crowwing.us>

## Development Review Team (DRT) & Public Hearings

- DRT: pre-application meeting for projects that go to a public hearing, such as variances and conditional uses
- Township, Highway Dept., & DNR are invited to DRT to provide input and be involved in the process
- Process & application requirements are explained to landowners
- Planning Commission & Board of Adjustment combined (same members, same meeting night)
- Onsite visits are conducted by Board members prior to every meeting
- Findings of fact worksheets used by Board to apply equal standards to every application

## Wetlands & Water Protection

- Crow Wing County is the local government unit for administering the MN Wetland Conservation Act
- CWC revised the Local Comprehensive Water Management Plan in 2013. It outlines priority concerns and objectives for keeping our surface and ground waters clean. To view: [www.crowwing.us/index.aspx?nid=241](http://www.crowwing.us/index.aspx?nid=241)

## Performance Standards

- Different standards apply depending on the location of the project
- Stormwater management required where impervious surfaces exceed 15% on permits in Shoreland Protection Zone (0 to 500 feet from a lake; 0 to 150 feet from a river; 0 to 250 feet from the Mississippi River)
- Shoreline buffer analysis (using SRAM—Appendix C of Land Use Ordinance) is required for all permits on riparian lots where impervious surfaces exceed 20% or when the application is for a guest cottage/quarters
- Impervious surface coverage limit is 25% for all zoning districts
- Septic assessment or pumping records (in addition to inspection) is required in the Shoreland Protection Zone

## Other Ordinance Highlights

- Guest cottage/quarters are allowed (up to 700 sq. ft. in the Shoreland District, 900 sq. ft. outside of Shoreland)
- 120 sq. ft. water-oriented accessory structure (shed) is allowed with a Shoreland Alteration Permit
- 160 sq. ft. shed is allowed without a land use permit, but must comply with all setbacks
- Building on a non-conforming lot is allowed with a permit if all other applicable setbacks/standards are met
- Travel trailers, RV's, and Park Models are allowed as a year-round structure with a permit
- Agricultural animals are allowed in all land use districts (subject to lot size)