



Land Use Factsheet

Contact the Planning & Zoning Office for Information: 218-692-2689

or

Website: www.cityofcrosslake.org

Email: crosslakepz@cityofcrosslake.org

Crosslake Land Use Ordinance

- Applies to City of Crosslake landowners
- Applies to land above Ordinary High Water (OHW) line.
- DNR has jurisdiction below OHW. Brainerd DNR Office: (218)-833-8689

Site Based Permitting Model

- Land use permits are issued after staff conducts an onsite visit
- Calls for service: Landowners may request Planning & Zoning Administrator to visit property and answer questions onsite about current or proposed land use issue. There is no charge for this service.
- A current (within 3 years) septic compliance inspection or new installation certificate (within 5 years) is required in order to apply for a land use permit
- For all permits, a calculation worksheet is used to determine the % of impervious surface on subject parcel
- Follow-up inspections are conducted by the City of Crosslake for all riparian permits

Development Review Team (DRT) & Public Hearings

- DRT: pre-application meeting for projects that go to a public hearing (i.e. variances and conditional use permits)
- City, Highway Dept., & DNR are invited to DRT to provide input to the proposed project
- Process & application requirements are explained to landowner
- Planning Commission/Board of Adjustment combined (same members, same meeting)
- Onsite visits conducted by Board members prior to meeting
- Finding 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
- County revised Local Comprehensive Water Management Plan in 2013 that outlines priority concerns and objectives for keeping our surface and ground waters clean. To view: 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 Public Water)
- Shoreline buffer analysis (using SRAM—Appendix C of Land Use Ordinance) required for all permits on riparian lots where impervious surfaces exceed 20%
- Impervious surface coverage limit set at 25% for all residential zoning districts
- Septic assessment or pumping records (in addition to inspection) required in Shoreland Zone

Other Ordinance Highlights

- Auxiliary living cottage/quarters are allowed (up to 700 sq ft in Shoreland District, 900 sq ft outside Shoreland)
- 120 sq ft. water-oriented accessory structure (shed) allowed with a Shoreland Alteration Permit
- 160 sq ft shed (or less) allowed without a building permit; must meet setbacks and not go over impervious %
- Building on a non-conforming lot allowed with a permit if setbacks and impervious % can be met
- Agricultural animals are allowed in all land use districts (subject to lot size)