

# LOT SIZE REQUIREMENTS



## Shoreland District Lot Size Requirements

Lake Classification	SINGLE FAMILY RESIDENTIAL			DUPLEX RESIDENTIAL LOT		
	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )
General Development -Riparian	30,000	100	12,000	40,000	200	27,000
General Development -Non-Riparian	40,000	150	20,000	60,000	265	40,000
Recreational Development- Riparian	40,000	150	16,000	60,000	225	30,000
Recreational Development-Non-Riparian	60,000	150	25,000	80,000	265	40,000
Natural Environment-Riparian	80,000	200	40,000	120,000	400	60,000
Natural Environment-Non-Riparian	120,000	200	60,000	160,000	400	80,000
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 lots are not allowed within natural environment - special shallow lake shorelands.

River Classification	SINGLE FAMILY RESIDENTIAL			DUPLEX RESIDENTIAL LOT		
	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )**
General Development -Riparian	30,000	100	12,000	40,000	200	20,000
General Development -Non-Riparian	40,000	150	20,000	60,000	265	30,000
Natural Environment –Riparian	80,000	200	40,000	120,000	400	60,000
Natural Environment -Non-Riparian	120,000	200	60,000	160,000	400	80,000

## RR5 District Lot Size Requirements

RR5	Min. Lot Area	Min. Lot Width
All Development	5 Acres	300'

## Commercial Lot Size Requirements

Waterfront Commercial District	Min. Lot Area	Min. Lot Width
GD Lake	5 Acres	400'
RD Lake	5 Acres	400'
NE Lake (Existing Only)	10 Acres	800'
	Min. Lot Area	Min. Lot Width
Downtown Commercial District	15,000 sq ft	50'
Limited Commercial District	20,000 sq ft	100'
Commercial/Light Industrial District	20,000 sq ft	100'

**LOT**

A parcel of land designated by plat, metes and bounds, registered land survey, auditors plat, or other accepted means and separated from other parcels or portions by said description for the purpose of use, occupancy, sale, lease, or separation.

**LOT AREA**

Square footage or acreage included within the boundaries of a parcel or platted lot. For riparian lots, land above the Ordinary High Water Level.

**LOT, NON-RIPARIAN**

A lot that does not abut public waters.

**LOT, RIPARIAN**

A lot that abuts public waters.

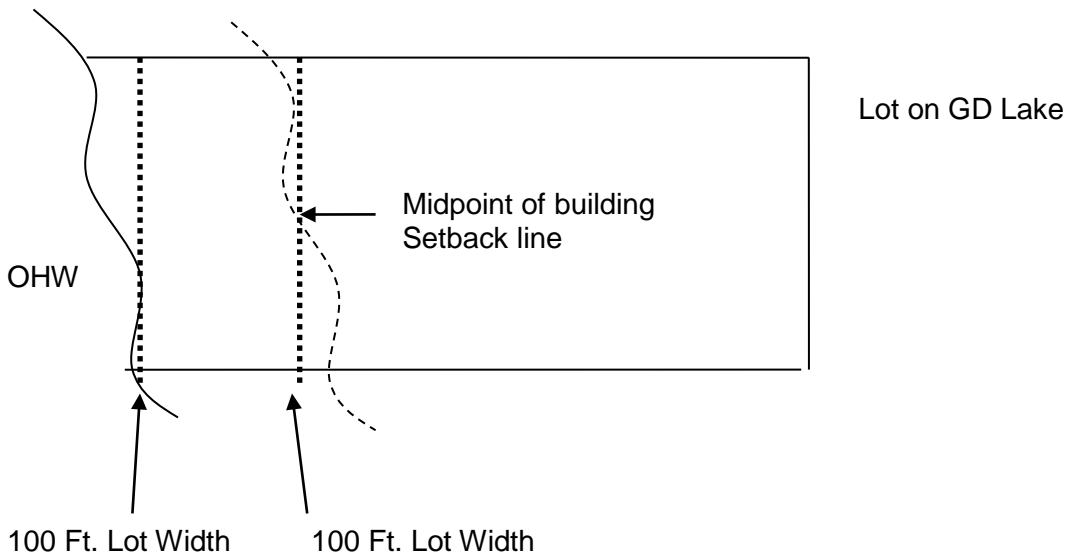
**LOT WIDTH, NON-RIPARIAN**

On a lot that does not abut public waters, the shortest distance between side lot lines as measured at the midpoint of the longest axis of the lot.

**LOT WIDTH, RIPARIAN**

On a lot that abuts public waters, the minimum distance between:

- (1) Side lot lines measured at the midpoint of the building setback line; and
- (2) The minimum distance between side lot lines at the ordinary high water level.



**NOTE:**

*The above is meant to be a brief reference of lot size requirements. See the entire Code of Ordinances for the City of Crosslake, Minnesota, Chapter 26 Land Use for additional and complete requirements that need to be met.*