

SETBACK, DENSITY AND DIMENSIONAL STANDARDS



Sec. 26-308 Setbacks and Placement of Structures

TABLE 26-308A Structure and SSTS setbacks from Public Waters in feet from the OHWL

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

(4) Additional structure setbacks. The following additional structure setbacks apply, regardless of public water classification: *(Residential requirements – See below for additional commercial requirements)*

TABLE 26-308B Additional Structure Setbacks

| Setback from: | Setback (in feet) |
|--|---|
| Bluff (top and bottom) | 30 |
| Significant Cultural or Historic Site | 50 |
| Unplatted Cemetery | 50 |
| City, County, State, or Federal road right-of-way | 35 |
| All Other Roads | 10 |
| Property Line | 10 |
| Publicly-owned Recreational Trail (not easements) | 10 |
| New Parking Lot (from public road right-of-way) | 10 |
| New Driveway (from side yard) | 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 |

Sec. 26-317 Water-oriented Accessory Structures

(1) Water-Oriented Accessory Structures on Waterfront Commercial Lots.

- b) The minimum setback of the structure or facility from the OHWL level shall be 20 feet, and/or 10 feet from a DNR permitted harbor;

(2) Water-Oriented Accessory Structures on Riparian Residential Lots.

- b) The setback of the structure or facility from the ordinary high water level must be at least 20 feet.

Sec. 26-345 & 26-347 Rural Residential Density and Dimensional Standards

All lots, structures, and uses in the Rural Residential District shall meet the following density and dimensional requirements:

| Minimum Lot Area | Minimum Lot Width | Structure Lot Line Setbacks | Public Right of Way Frontage | Road Right – of-Way Setback | Maximum Impervious Coverage | Structure Height |
|------------------|-------------------|-----------------------------|------------------------------|-----------------------------|-----------------------------|------------------|
| 2 acres | 100' | 10' | 50' | 35' | 25% | 35' |
| 5 acres | 300' | 10' | 50' | 35' | 25% | 35' |

Sec. 26-377 Waterfront Commercial District

(2) Waterfront Commercial Density and Dimensional Standards. All commercial lots, structures, and uses in the Waterfront Commercial District created or constructed after March 1, 2015 of this Chapter shall meet the following density and dimensional requirements:

| Lake Class | Minimum Lot Area | Minimum Lot Width | Structure Lot Line Setbacks-Residential | Structure Lot Line Setbacks-Commercial | Public Right of Way Frontage | Setback Between Bldgs. | City Street Right of Way setback | County Road Right-of-Way Setback | Maximum Impervious Coverage | Structure Height |
|--------------------|------------------|-------------------|---|--|------------------------------|------------------------|----------------------------------|----------------------------------|-----------------------------|------------------|
| GD | 5 acres | 400' | 30' | 10' | 50' | 15'* | 15' | 35' | 35% | 35' |
| RD | 5 acres | 400' | 30' | 10' | 50' | 15'* | 15' | 35' | 25% | 35' |
| NE (existing only) | 10 acres | 800' | 30' | 10' | 50' | 15'* | 15' | 35' | 20% | 35' |

* Unless using common wall construction

Sec. 26-378 Limited Commercial District

(2) Limited Commercial Density and Dimensional Standards. All lots, structures, and uses in the Limited Commercial District created or constructed after March 1, 2015 shall meet the following density and dimensional requirements:

| Minimum Lot Area sq. ft. | Minimum Lot Width | Structure Lot Line Setbacks-Residential | Structure Lot Line Setbacks-Commercial | Public Right of Way Frontage | Setback Between Bldgs. | City Street Right of Way setback | County Road Right-of-Way Setback | Maximum Impervious Coverage | Structure Height |
|--------------------------|-------------------|---|--|------------------------------|------------------------|----------------------------------|----------------------------------|-----------------------------|------------------|
| 20,000 | 100' | 20' | 5' | 50' | 0 | 15' | 35' | 50% | 35 |

Sec. 26-379 Downtown Commercial District Standards

(2) Downtown Commercial Density and Dimensional Standards. All lots, structures, and uses in the Downtown Commercial District created or constructed after March 1, 2015 shall meet the following density and dimensional requirements:

| Minimum Lot Area Sq Ft | Minimum Lot Width | Structure Lot Line Setbacks-Residential | Structure Lot Line Setbacks-Commercial | Public Right of Way Frontage | Setback Between Bldgs. | City Street Right – of-Way Setback | County Road Right – of-Way Setback | Maximum Impervious Coverage | Structure Height |
|------------------------|-------------------|---|--|------------------------------|------------------------|------------------------------------|------------------------------------|-----------------------------|------------------|
| 15,000 | 50' | 20' | 0' | 33' | 0' | 15' | 35' | 80% | 35' |

Sec. 26-380 Commercial/Light Industrial Standards

(2) Commercial/Light Industrial Density and Dimensional Standards. All lots, structures, and uses in the Commercial/Light Industrial District created or constructed after March 1, 2015 shall meet the following density and dimensional requirements:

| Minimum Lot Area Sq Ft | Minimum Lot Width | Structure Lot Line Setbacks-Residential | Structure Lot Line Setbacks-Commercial | Public Right of Way Frontage | Setback Between Bldgs. | City Street Right – of-Way Setback | County Road Right – of-Way Setback | Maximum Impervious Coverage | Structure Height |
|------------------------|-------------------|---|--|------------------------------|------------------------|------------------------------------|------------------------------------|-----------------------------|------------------|
| 20,000 | 100' | 30' | 5' | 100' | 10' | 35' | 35' | 50% | 35' |

Sec. 26-659 Fence Setbacks

Fences shall meet the following setback standards**:

| Land Use District | Sideyard | Public Road Right-of-Way | Public Waters | Bluff | Adjacent Residential Use |
|-----------------------------|----------|--------------------------|--|-------|--------------------------|
| Shoreland | 0' | 10' | Per lake or river class structure setback* | 30' | 0' |
| Rural Residential-5 | 0' | 10' | | | 0' |
| Water Oriented Commercial | 0' | 10' | Per lake or river class structure setback* | 30' | |
| Limited Commercial | 0' | 10' | Per lake or river class structure setback* | 30' | 10' |
| Downtown Commercial | 0' | 10' | Per lake or river class structure setback* | 30' | 10' |
| Commercial/Light Industrial | 0' | 10' | Per lake or river class structure setback* | 30' | 10' |

*-- fences no greater than 54 inches in height may be erected from the structure setback up to shore impact zone 1 (SIZ1); Fences shall not be erected in Shore Impact Zone 1 (SIZ1).

** - it shall be the responsibility of the property owner to determine and mark the property line prior to erecting a fence.

Sec. 26-842 New Resorts

The creation of new resorts is allowed provided they meet all of the requirements of this Article including the following standards:

(1) Structure setbacks and maximum height must meet the following standards:

a) Minimum structure setbacks for new structures must be at least:

Table 26-842A New Resort Minimum Structure Setbacks

| Public Waters Lakes Classes | OHWL setback (feet) |
|--------------------------------|---------------------|
| General Development Lakes | 125 |
| Recreational Development Lakes | 150 |
| Natural Environment Lakes | 200 |
| Public Waters River Classes | |
| General Development Rivers | 100 |
| Natural Environment Rivers | 150 |

Sec 26-960 Accessory Structures—Residential Districts

(1) On lots 2 acres in size or less, each residential accessory structure must meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|--------------------------------|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Up to 1200 square feet in size | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 12 |

(2) On Lots greater than 2 acres and less than 4 acres in size, residential accessory structures shall meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|--------------------------------|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Up to 2500 square feet in size | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 12 |

(3) On Lots greater than 4 acres in size, each residential accessory structure must meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|---|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Maximum impervious limit of 25% for the lot shall not be exceeded | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 16 |

See Article 36, Section 26-960 for additional requirements.

SETBACK

The minimum horizontal distance between a structure, sewage treatment system or other facility and the Ordinary High Water Level, sewage treatment system, top of bluff, road, highway, property line or other facility.

NOTE:

The above is meant to be a brief reference of setback, density and dimensional standards. 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.