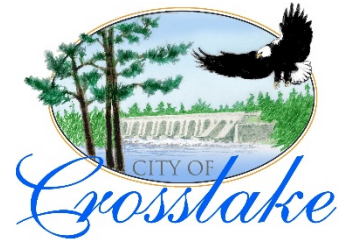


# SETBACK, DENSITY AND DIMENSIONAL STANDARDS



## 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
<b>Lakes:</b>				
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
<b>Rivers:</b>				
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 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
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%	30'
RD	5 acres	400'	30'	10'	50'	15'*	15'	35'	25%	30'
NE (existing only)	10 acres	800'	30'	10'	50'	15'*	15'	35'	20%	30'

\* 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%	30'

**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%	30'

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%	30'

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.*