



**COUNTY OF LAKE
Planning and Zoning
Courthouse, 601 Third Avenue**

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Sec. 6.00 Minimum Requirements: The provisions of this ordinance shall be construed to be minimum requirements. This ordinance shall be read and applied in conjunction with all other applicable governmental statutes, ordinance, codes and regulations including but not limited to shoreland land use restrictions, solid waste, sewage and agricultural waste disposal regulations promulgated by State agencies. Wherever there exist a conflict between this Ordinance and any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive shall govern.

Sec. 6.01 Setbacks from Roads: Minimum structure setbacks from all public and platted roads shall be sixty-three (63) feet from the centerline or thirty (30) feet from the right-of-way, except on Minnesota Highway 61 where the requirement shall be thirty-five (35) feet from the right-of-way, whichever provides the greater setback.

- A) Knife River special setbacks: where small lots abut on 60 foot roads, a 10 foot right of way (40 foot from centerline) setback may be permitted. Where roads are within railroad right-of-way (Skiff Landing Road, etc.) a 15 foot structural setback from the Railroad right-of-way must also be considered. Normal setbacks shall apply to CSAH 61.
- B) Private Roads: All private, unplatted roads shall have a setback of thirty-three (33) feet from the centerline of the traveled surface.

Sec. 6.04 Buildable Lot Area: In addition to zone district requirements, in all newly created lots not served by municipal sewer shall have a buildable lot area of at least one-half and contain two undisturbed sites of at least 5000 sq. foot reserved exclusively for onsite sewage treatment.

MINIMUM LOT SIZE, SETBACK, AND COVERAGE REQUIREMENTS:

Land Use District	Lot Width	Per Unit Lot Area	Maximum % of Lot Coverage	Minimum Side Yard Setback	Minimum Rear Yard Setback
FR	300	10 acres	15	50	50
R-1	300	10 acres	15	25	25
R-2	200	5 acres	15	20	20
R-3	200	2.5 acres	15	20	20
R-4	200	2 acre	15	20	20
R-R	200	1 acre	15	20	20
CR	200	2 acre	15	20	20
CU	200	2 acre	20	15	20
RC	200	2 acre	15	20	20
PC	300	5 acre	5	50	50
M	200	1 acre	25	10	10
Riparian Lots served by Original Knife River Sanitary District:					
R-4	200	1 acre	20	15	20
CU	200	1 acre	20	15	20
UP	200	2 acre	20	15	20
Non-Riparian Lots served by Original Knife River Sanitary District:					
R-4	75	10,000 ft ²	25	15	20
CU	75	10,000 ft ²	20	15	20
UP	75	10,000 ft ²	20	15	20

SEC. 3.76 RIPARIAN: Abutting on public water (lots closer than 222 feet to the vegetation line are considered riparian and must conform to riparian lot standards – See attached Lake/River classifications for those standards). For riparian standards in Planning Unit Developments refer to the planned unit section of the Subdivision Ordinance.

**MINNESOTA DEPARTMENT OF NATURAL RESOURCES AND
LAKE COUNTY APPROVED AREA AND SETBACK REQUIREMENTS FOR LAKE COUNTY**

MINIMUM LOT AREA	MINIMUM WATER FRONTAGE	STRUCTURE SETBACK FROM VEGETATION LINE OR MEAN WATER LEVEL	SOIL ABSORPTION UNIT SETBACK FROM VEGETATION LINE
NATURAL ENVIRONMENT LAKES			
1.84 ACRES/OR ZONE DISTRICT WHICHEVER IS GREATER	200 FEET	150 FEET	150 FEET
RECREATIONAL DEVELOPMENT LAKES			
1.0 ACRE	200 FEET	100 FEET	75 FEET
GENERAL DEVELOPMENT LAKES (KANE-LAX-MARBLE LAKES)			
1.0 ACRE	200 FEET	75 FEET	50 FEET
LAKE SUPERIOR			
2 ACRES	200 FEET	40 FEET / 75 FEET *	50 FEET
REMOTE RIVERS			
SEE ZONE DISTRICT	300 FEET	200 FEET	150 FEET
FORESTED AND TRANSITIONAL RIVERS			
SEE ZONE DISTRICT	250 FEET OR ZONE DISTRICT, WHICHEVER IS GREATER	150 FEET	100 FEET
TRIBUTARY			
SEE ZONE DISTRICT	200 FEET	100 FEET	75 FEET
OTHER UNCLASSIFIED WATERCOURSES (WITH DEFINED BOTTOMS)- 50 FOOT SETBACK STRUCTURES AND SEWAGE TREATMENT SYSTEM			
TOP OF BLUFF- 30 FOOT SETBACK FOR STRUCTURES & SEWAGE TREATMENT SYSTEM			

*Lake Superior structures – 40 feet from vegetation line or 75 feet from the mean water level (601.5 feet above sea level) whichever is greater.

In accordance with the above-mentioned ordinance, no building, structure, area, or premise shall be constructed or maintained for human occupancy, use or assembly without adequate facilities for sanitary and safe disposal of all human excreta, sewage and all liquid wastes that could offer a hazard to the public health or create objectionable nuisance conditions.

Sec. 3.62 **Ordinary High Water Level:** the boundary of public waters and wetlands shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, *commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial*. For watercourses, the ordinary high water level shall be the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.