



# 2011 Land Use Ordinance Factsheet

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## Crow Wing County Land Use Ordinance

- Applies to Crow Wing County landowners that are outside city limits
- Applies to land above Ordinary High Water (OHW) line. DNR has jurisdiction below (218)-833-8689

## What's New in the Land Use Ordinance?

- 79 fewer pages than previous ordinance
- Land Use (Zoning) Classification Changes:
  - Created one Shoreland Zone for areas 1000' from lakes, 300' from rivers.
  - Rural residential (RR) districts 1, 5, 10, & 20 were added to the existing 2.5 & 5 acre districts
  - Greenspace zoning eliminated (Interim zoning for Greenspace parcels: RR20)
- Shoreland Alteration Permit: \$150 fee for a wide variety of activities including:
  - Stairways, retaining walls, patios, beaches (*sand blankets*), ice ridge & vegetation removal
- Impervious surface coverage limit set at 25% for all zoning districts
- Stormwater management required on all permits for riparian lots where impervious surfaces exceed 15%
- Shoreline buffers required on all permits for riparian lots where impervious surfaces exceed 20%
- Footing inspection required to verify that newly constructed buildings meet lake/river setbacks in the shoreland
- Setback changes:
  - Natural Environment Lake (from 200' to 150')
  - Wetland (from 16.5' to 15')
  - Bluff (now 30' from top, toe, and sides vs. just the top)
  - DNR approved harbors (now: 1/2 of the building setback from the lake)
- Guest cabins are now allowed (up to 700 sq. ft)
- 120 sq. ft. water-oriented accessory structure (shed) allowed by shoreline (must be 20' from OHW)
- Home businesses allowed in all zoning districts with a conditional use permit
- Building on a non-conforming lot now allowed without a variance if setbacks can be met
- 160 sq. ft shed (or less) allowed without a building permit
- Travel trailers allowed as a year-round structure with a permit
- Allowances for more resort expansion and rebuilding of resort cabins
- Consolidation of classified lake/river list

## Site Based Permitting Model

- Land use permits are issued after staff conduct an onsite visit
- Calls for service: Landowners may request staff to visit property and answer questions onsite about current or proposed land use issue
- Current septic compliance inspection & tank evaluation required in order to apply for a land use permit in the shoreland.
- For all permits, a calculation worksheet is used to determine the % of impervious surfaces on their parcel
- Follow-up inspections are conducted annually by Crow Wing County for all Shoreland permits

## Development Review Team (DRT) & Public Hearings

- DRT: pre-application meeting for projects that go to a public hearing, such as variances and conditional uses
- Township, Highway Dept., & DNR invited to DRT to provide input and be involved in process