

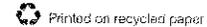


POLK COUNTY

ENVIRONMENTAL SERVICES

Waste Management/ Planning and Zoning

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SHORELAND ZONING REQUIREMENTS

1. Permits are required for ALL structures and additions (including mobile homes, sheds, decks etc.).
2. Permits are required for ALL septic system installations OR modifications.
3. New lot size must be at least 40,000 square feet with a lot width of 150 feet..
4. Primary structures must not exceed 30 feet in height.
5. Structures must be at least 20 and up to 50 feet, depending on road classification, from the road right of way.
6. Structures must be at least 75, 100 or 150 feet, depending on lake classification (see reverse) from the Ordinary High Water Mark (OHW) of any lake.
7. Where dwellings exist on both sides of a cabin, setbacks from the water can be altered to conform to the adjoining setbacks by drawing an imaginary line between the adjacent dwellings.
8. Structures must be at least 10' from property lines.
9. Septic systems must be at least 50, 75 or 150 feet, depending on lake classification (see reverse) from the OHW of any lake.
9. A variance is needed if setbacks cannot be met.
10. ACCESSORY STRUCTURES:
 - (A) On a riparian (lake) lot, **up to two** one-story accessory structures with a **total** maximum size of 800 square feet and a maximum height of 15 feet shall be permitted.
 - (B) On a non-riparian lot (backlot) OR located a distance of 300 feet or more from the Ordinary High Water mark on a riparian lot, a maximum size of 2400 square feet and a maximum height of 25 feet for an accessory structure shall be permitted. The combined total of all accessory structures shall not exceed 3200 square feet on a non-riparian lot. The structure must be at least 40 feet from the road right-of-way.
 - (C) A Conditional Use Permit is required for a single-story accessory structure over 800 sq. ft. on a riparian (lake) lot, or for a second accessory structure where the total combined area of both structures will exceed 800 sq. ft, subject to lot size limitations.
 - (D) Sleeping spaces, kitchen or bathroom facilities in accessory structures are generally NOT allowed unless the structure conforms to the *guest house* requirements in the zoning ordinance.
 - (E) Accessory structures with agricultural uses shall be permitted in accordance with Section 18.2200.

NO PERMIT IS REQUIRED for normal maintenance and repairs to structures (includes siding, shingling, installation of storm windows, painting, repairs to plumbing and electrical systems, insulation, installation of appliances such as heating or air conditioning units and water heaters). **PERMITS ARE REQUIRED FOR ANYTHING ELSE.**

CERTIFICATE OF COMPLIANCE from a licensed inspector is required on septic systems before any permit is issued. Septic systems must be inspected before any building permits can be issued.

WATER-ORIENTED ACCESSORY STRUCTURES: If cost of repair doesn't exceed 50% of the value, work can be done. Permit is needed.

BUILDABLE LAND: Engineers can check if the ground is buildable. See listing in telephone book.

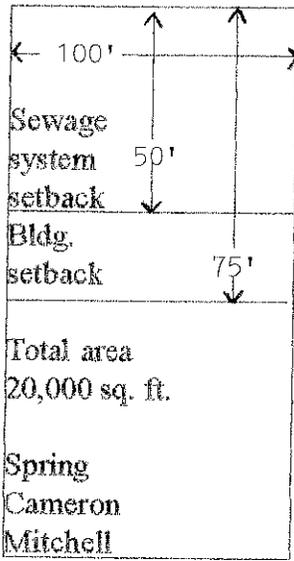
SHORELAND DISTRICT: Within 1,000 feet of a lake and/or within 300 feet of a river. Structures must be 100 feet from a river. See reverse for lake setbacks.

SEPTIC SYSTEM: All septic systems must be evaluated, designed and inspected by a licensed septic system professional. Current state codes are enforced. Permits are required for drainfield or tank work.

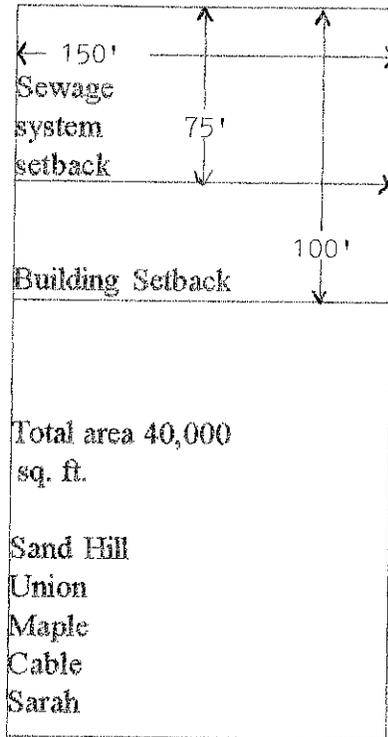
FLOODPLAIN PERMITS: Do not start building without a permit. Property must be checked first. If property is in an area that contains floodplain (FP), have Planning and Zoning check the Flood Insurance

EXPLANATION OF SHORELAND MANAGEMENT PROGRAM LAKE LOT REQUIREMENTS

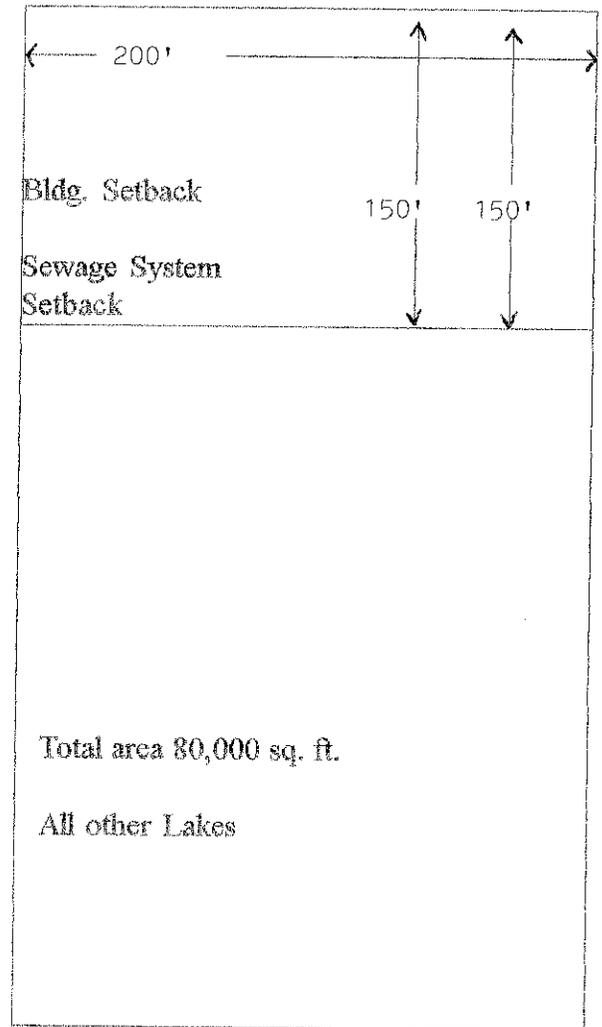
General Development Lake



Recreational Development Lake



Natural Environment Lake



LAKE CLASSIFICATION SYSTEM

Classification criteria - certain standards of density of development, crowding potential, ecological classification (type of fish), lake depth, type of soil and vegetation on shore, and location in incorporated areas.

MANAGEMENT GOALS AND OBJECTIVES

Natural Environment Lakes -

Smaller (25-150 acres) and usually shallow lakes with little present development.

Recreational Development Lakes -

Is over 15 feet deep, has a present low density of development of not over 24 dwellings per mile of shoreline, has a crowding potential of over 60 acres of water surface area per mile of shoreline, and is generally over 150 acres in size.

General Development Lakes -

Is over 15 feet deep, has a present density of development over 25 dwellings per mile of shoreline, has a crowding potential, over 225 acres of water surface area per mile of shoreline, generally over 2,500 acres in size, and may be partly or entirely in an incorporated area.