

Land Services Department

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CROW WING COUNTY
BRAINERD, MINNESOTA 56401

NEWS

FOR IMMEDIATE RELEASE

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CROW WING COUNTY DEVELOPS LAND USE ORDINANCE IMPROVEMENTS FACT SHEET

The Crow Wing County Land Services Department has developed a fact sheet about the recent Land Use Ordinance improvements approved by the County Board of Commissioners on March 22, 2011. The approved Land Use Ordinance is 79 pages less than the previous version. Rather than a one size fits all approach to land use, site specific performance standards such as stormwater management, vegetated buffers and septic system maintenance will be implemented.

Key points of the Land Use Ordinance Improvements are as follows:

- 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

The Land Services Department is committed to providing excellent customer service while protecting the extraordinary natural resources we all love and enjoy in Crow Wing County. Citizens are encouraged to contact the Land Services Department to discuss land use questions before starting building projects. The Land Use Ordinance Improvement Fact Sheet and other fact sheets and helpful information can be found at:

www.co.crow-wing.mn.us/planning_zoning/index.html

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