

# CROW WING COUNTY LOT & STRUCTURE INFORMATION

	SINGLE FAMILY RESIDENTIAL			DUPLEX RESIDENTIAL LOT		
Lake Classification	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )
General Development -Riparian	30,000	100	12,000	40,000	200	27,000
General Development -Non-Riparian	40,000	150	20,000	60,000	265	40,000
Recreational Development- Riparian	40,000	150	16,000	60,000	225	30,000
Recreational Development-Non-Riparian	60,000	150	25,000	80,000	265	40,000
Natural Environment-Riparian	80,000	200	40,000	120,000	400	60,000
Natural Environment-Non-Riparian	120,000	200	60,000	160,000	400	80,000
Natural Environment—Special Shallow Riparian	100,000	250	50,000	*	*	*
Natural Environment—Special Shallow Non-riparian	140,000	265	70,000	*	*	*
Sensitive Shoreland Districts-Riparian--all lake classes	80,000	200	40,000	120,000	300	60,000
Sensitive Shoreland Districts-Non-riparian--all lake classes	80,000	200	40,000	160,000	400	80,000

\*-- Duplex lots are not allowed within natural environment - special shallow lake shorelands.

	SINGLE FAMILY RESIDENTIAL			DUPLEX RESIDENTIAL LOT		
River Classification	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )**
Cold Water-Riparian	90,000	300	45,000	135,000	450	65,000
Cold Water -Non-Riparian	120,000	300	60,000	175,000	450	80,000
Natural Environment -Riparian	80,000	200	40,000	120,000	400	60,000
Natural Environment -Non-Riparian	120,000	200	60,000	160,000	400	80,000
General Development -Riparian	30,000	100	12,000	40,000	200	20,000
General Development -Non-Riparian	40,000	150	20,000	60,000	265	30,000
Mississippi	5 acres	330				

## Structure and SSTS setbacks from Public Waters in feet from the OHWL

Class of Public Water Lakes:	Standard Setback	Conservation Development Structure Setback	Conservation Development Density Incentive Structure Setback	SSTS Setback
General Development (GD)	75	120	150	75
Recreational Development (RD)	100	160	200	100
Natural Environment (NE)	150	200	250	150
Natural Environment – Special Shallow (NE-SS)	180	200	250	150

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<b>Rivers:</b>	<b>Standard Setback</b>	<b>Conservation Development Structure Setback</b>	<b>Conservation Development Density Incentive Structure Setback</b>	<b>SSTS Setback</b>
Cold Water	200	200	250	150
Natural Environment	150	200	250	150
General Development	100	200	200	100
Mississippi	150	150	150	150

### **Additional Structure Setbacks: (in feet)**

Bluff (top, bottom or sides)	30
Significant Cultural or Historic Site	50
Unplatted Cemetery	50
County, State or Federal road right of way	35
Township road, dedicated public road, or other public roads not classified	35
Private Road or Road Easement	10
Property Line	10
Publicly-owned Recreational Trail (not easements)	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

### **Lot Size, Width, Setback and Height Standards for Rural Residential Districts**

<b>District</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>	<b>Structure Lot Line Setbacks</b>	<b>Road Right –of-Way Setback</b>	<b>Wetland Setback</b>	<b>Structure Height</b>
RR-1	1 acre	150'	10'	35'	15'	35'
RR-2.5	2.5 acres	165'	10'	35'	15'	35'
RR-5	5 acres	300'	10'	35'	15'	35'
RR-10	10 acres	300'	10'	35'	15'	35'
RR-20	20 acres	400'	10'	35'	15'	35'

### **Shoreland Protection Zone Impervious Surface Limits**

<b>Development or Use</b>	<b>Maximum Impervious Surface</b>	<b>Applicable Area</b>
Residential lots-with no stormwater plan required as per Article 41.2 1 A	15%	Total lot area above the OHW
Residential lots with stormwater plan as per Article 41.2 1 B	20%	Total lot area above the OHW
Residential lots with stormwater plan & shoreline buffer as per Article 41.2 1 C	25%	Total lot area above the OHW
Conservation Developments with stormwater plans as per Article 41.3	30%	Average Dwelling unit lot above the OHW
Resorts with stormwater plans as per Article 34.8	25%	Total project area and any tier above the OHW
Commercial with stormwater plans as per	30%	Total lot area above the OHW

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Article 16.3		
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## Shoreland Buffer Zone Impervious Surface Limits

Development or Use	Maximum Impervious Surface	Applicable Area
Residential lots with BMP's per Article 41.2 2 i	25%	Total lot area
Conservation Developments with stormwater plans as per Article 41.3	30%	Average Dwelling unit lot
Resort with stormwater plans as per to Article 34.8	30%	Total project area and any tier
Commercial with stormwater plans as per Article 16.3	35%	Total lot area

## Non-Shoreland Impervious Surface Limits

Development or Use	Maximum Impervious Surface	Applicable Area
Residential lots	25%	Total lot area
Conservation Developments with stormwater plans as per Article 41.3	40%	Average dwelling unit lot
Resort with stormwater plans as per Article 34.8	40%	Total project area and any tier
Commercial with stormwater plans as per Article 16.3	60%	Total lot area

\*\*--The maximum building area of the accessory structure may be increased by 33% if the structure is located at twice all the required minimum setbacks and subject to impervious coverage limits in Article 41.

A permit shall not be required for up to two accessory structures totaling no more than 160 square feet.

## SEWAGE TREATMENT INFORMATION

ITEM	WELL TYPE "A"	WELL TYPE "B"	PROPERTY LINE	INHABITED BUILDING	ROW
Septic tank setback from well	50 feet	50 feet	10 feet	10 feet	10 feet
Lift Tank Setback	50 feet	50 feet	10 feet	10 feet	10 feet
Drainfield	100 feet	50 feet	10 feet	20 feet	10 feet

\*Shallow Well – Type “A” Well – wells less than 50’ in depth and not encountering at least 10’ of impervious material

\* Deep Well – Type “B” Well – wells more than 50’ in depth