

SECTION 14.1 – SHORELAND RESIDENTIAL DISTRICT

Subdivision 1. Purpose

The purpose of the Shoreland Residential District is to provide higher density growth which is allowed under and consistent with the State Shoreland Rules. It will allow additional development in shoreland areas that are more urban in character because of previous residential development. Land within this district will be land that is not agriculturally important. Shoreland Residential is only allowed on General Development and Recreational Development Lakes and must be compliant with Section 14 of this Ordinance. All newly developed lots must be platted and have public road frontage.

All uses not listed as Permitted Uses, Conditional Use Permits or Interim Use Permits shall not be allowed within the Shoreland Residential Zoning District.

Subdivision 2. Permitted Uses

1. Single-Family Housing
2. Daycare, Family
3. Home Occupation

Subdivision 3. Conditional Uses

1. Personal Storage Structures

Subdivision 4. Interim Uses

Land in the General Rural District may be used for any of the following purposes only with the issuance of an Interim Use Permit. Refer to Section 16.2 for a description of the requirements for each of these Interim Uses.

1. Bed and Breakfast

2. Home Business in an Accessory Building
3. Manufactured Home (Temporary) for Parents, Grandparents, Children, Sisters or Brothers by Blood or Adoption)
4. Occasional Special Event
5. Recreational Activity
6. Temporary Start-up Business

Subdivision 5. Accessory Uses

1. Private Garages

Subdivision 6. Dimensional Regulations (All dimensions are measured in feet)

1. Minimum Lot Size: 40,000 square feet
2. Buildable Area Within a Lot: 40,000 square feet
3. Minimum Lot Dimensions:
Width: 150 feet (measured at the Ordinary High Water Level and road setback line)
Depth: 250 feet
4. Housing Density: 1 single family residence per lot
5. Minimum Setbacks, Principal or Accessory Structures:
Front, existing unplatted Parcels (from centerline):
Township Road: 100
County Road: 100
County State-Aid Highway: 130
Highways 24 or 25: 150
Highways 10 or 169: 200 of centerline of closest traveled lane or 80 from centerline of a service road

Front, Platted Lots (from right-of-way):

Township Road:	67,
County Road:	50
County State-Aid Hwy:	70
Highways 24 or 25:	80
Highways 10 or 169:	100

Side setbacks: 10*

** Author's note: If property owner is proposing to go closer than 20' from side lot line, applicant will either need a survey or a signed statement from a neighbor stating they both agree on the property line, then you may be only as close as 10 feet.*

Rear setbacks: 25

Side or rear setback from Sherburne National Wildlife Refuge or publicly owned land in the Sand Dunes State Forest 100

County Ditch (from top of ditch bank) 50

Pipeline Easements / Right of Way 50

A residence not located on the same property as a feedlot or manure storage area shall meet the minimum setbacks from a feedlot and manure storage area, as set forth in Section 17, Subd 15. However, a residence established prior to November 8, 2014, that does not comply with the feedlot or manure storage area setbacks, may continue and may expand without being considered a non-conforming structure.

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

6. Maximum Building Heights: 25 feet

7. Maximum Building Depth Below Grade

Set lowest floor at Lowest Floor Elevation (LFE) or if no LFE is established, the low floor elevation must be placed at a level three feet above the highest known water level or Ordinary High Water Level, whichever is higher.

Subdivision 7. Road Intersections/Highway Accesses

Road intersections and highway accesses shall conform to the Sherburne County Transportation Plan, *Table 16 Sherburne County Access Spacing Guidelines*".

Subdivision 8. General Regulations

Additional regulations for signs, septic systems, accessory buildings, fences, mobile homes, site plan reviews and animals are presented in Section 17, General Development Regulations.