

S-2 – High Density Residential/Surface Water Commercial Shoreland Fact Sheet



DESCRIPTION

This fact sheet provides information about land use and lot requirements in areas zoned High Density Residential/ Surface Water Commercial Shoreland. In general, shoreland districts are defined by Minnesota Statute as those areas within 1,000 feet of the ordinary high water mark (OHWM) of a lake. High Density Residential/ Surface Water Commercial Shoreland districts are located adjacent to General Development Lakes as identified in Minnesota Statute.

ALLOWED USES (if standards are met) IN THE HIGH DENSITY RESIDENTIAL/SURFACE WATER COMMERCIAL DISTRICT

Single Family Dwelling	Bed and Breakfast	Craft Retreat/ Vacation Rental Home
Duplex, Triplex, Quad Residential	Senior Housing	Home Occupation
Accessory Uses	Accessory Structures w/o a Dwelling	Recreational Camping
Fish House Storage	Campground	Forestry
Communication Tower	Essential Services	

CONDITIONAL USES

Conditional Uses are those uses that have possible impacts to neighbors or the public, and require review by the Planning Commission and approval by the County Board. Please see the fact sheet “How Do I Apply for a Conditional Use Permit” for more information on how to obtain a Conditional Use Permit. The following are Conditional Uses in the High Density Residential/Surface Water Commercial Shoreland District:

Home-Based Business	Mobile Home Park	Surface Water Oriented Commercial Use
Semi Public	Parks and Recreation	Major Recreation Complex
Airport	Extractive Use	Mining of Metallic Materials and Peat

LOT REQUIREMENTS

The following requirements must be met when building on your property.

Minimum lot area	See Section 306
Minimum lot width	See Section 306
Minimum setback from road centerline, county	50 feet
Minimum setback from road centerline, highway	135 feet
Minimum setback from road centerline, township	50 feet
Minimum side yard	10 feet
Minimum rear yard	20 feet
Maximum structure height	45 feet
Structure Setback, OHWM	75 feet
Structure Setback, Top of Bluff	30 feet
Maximum Impervious Surface	25 percent

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STANDARDS FOR COMMON ALLOWED USES

Two of the most commonly asked questions of staff from current and prospective land owners in this District are about recreational camping, a craft retreat, or a vacation rental home. Following are the standards that have been adopted by the county for these allowed uses as stated in the Development Ordinance.

RECREATIONAL CAMPING

Recreational camping in tents, motor homes, recreational vehicles, or similar items as defined in Minnesota Statutes 168.002, or successor statutes, or in a structure of less than seven hundred fifty (750) square feet, shall be an allowed use, provided the following requirements are met:

- A. There shall be no on-site disposal of human sewage or grey water on the parcel. Human sewage or grey water shall be collected within the items and disposed of at a proper dumping station, in a holding tank with a minimum capacity of five hundred (500) gallons, a contracted portable toilet, composting or chemical toilet, or a full septic system. Permits shall be obtained where applicable.
- B. The item used for recreational camping shall meet the structure setbacks of the underlying zoning district within which it is located.
- C. Items used for recreational camping that are left in place permanently must be kept structurally sound, weather tight, and vermin proof.
- D. Each recreational camping site shall have a County-issued 911 address and sign.

CRAFT RETREAT OR VACATION RENTAL HOME

Vacation rental homes renting for thirty (30) consecutive days or less (except those located within planned unit developments whose legal documents regulate unit rentals) shall be allowed, provided that the following requirements are met:

- A. The owner shall provide a visual demarcation of the property lines as needed to prevent trespass on adjacent properties.
- B. The site shall provide on-site parking sufficient to accommodate the occupants of the vacation rental home. On-site parking shall be on an improved surface (gravel, asphalt, or concrete). Public streets may not be used for parking by guests. Parking shall be set back a minimum of five (5) feet from the property line. Existing parking areas that are closer to the property line may remain until replaced by the property owner/operator.
- C. The owner/operator shall post the rules and regulations, as well as the emergency contact person/phone number within the unit. The name and telephone number of the septic system pumper shall also be posted; the rental agreement shall give the renters authority to contact the pumper if the owner or emergency contact person has not called within four (4) hours of the alarm sounding. The owner shall ensure that the County has the emergency contact person/phone number and septic system pumper.
- D. The owner/operator shall obtain and maintain a Minnesota Department of Health license. If no such license is required, the owner/operator shall provide written confirmation of that fact to the Land Services Office. Operation shall not commence until said license has been provided to the County. Copies of license renewals shall be provided to the County.

Additional standards for other allowed uses in the High Density Residential/Surface Water Commercial Shoreland District can be found in Article 5 of the Mille Lacs County Development Ordinance located on the county website.