

**S-3 – Residential Subdivision
Recreational Shoreland
Fact Sheet**



DESCRIPTION

This fact sheet provides information about land use and lot requirements in areas zoned Residential Subdivision Recreational 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. The Residential Subdivision Recreational Shoreland district is located in Kathio Township adjacent to General Development Lakes as identified in Minnesota Statute.

ALLOWED USES (if standards are met) IN THE RESIDENTIAL SUBDIVISION RECREATIONAL SHORELAND 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	Golf Course
Forest Management	Mining of Metallic Minerals and Peat	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 Residential Subdivision Recreational Shoreland District:

Home-Based Business	Multi-Family Dwelling	Mobile Home Park
Surface Water Oriented Commercial Use	Marina	Semi Public
Government Building	Parks and Recreation	Major Recreation Complex
Extractive Use		

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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 non-sewered 30 feet sewer
Structure Setback, Top of Bluff	30 feet
Maximum Impervious Surface	25 percent

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.

Additional standards for other allowed uses in the Residential Subdivision Recreational Shoreland District can be found in Article 5 of the Mille Lacs County Development Ordinance located on the county website.