



Application: Ordinance Amendment #25-12: Rural Residential lot size & criteria
Applicant: City of Pequot Lakes
Agenda Item: 3.d

Subject: Ordinance Amendment “redline” review of proposed Amendment #25-12: Rural Residential lot size & criteria.

Overview: The following report will detail the proposed amendment to the Zoning and Subdivision Ordinance, Chapter 17 of the Pequot Lakes City Code, regarding the current regulations provided in Section 17-5.6, or the “Rural Residential” zoning district within the City.

Purpose: The purpose of this amendment is to adjust the current Lot, Use and Density requirements as outlined in Section 17-5.6 subpart 3. Per the direction of the Planning Commission following the meeting held on September 22nd, 2025.

Intent: The intent of this amendment is to modify Section 17-5.6 following review of the section & direction by the Planning Commission to initiate an Ordinance Amendment during the meeting held on 9/22/25. This report represents a drafted reading of the proposed amendments for discussion by the Planning Commission, which may then make a recommendation to the City Council for final review.

Report: The following modification (strikethrough/underlined existing & proposed underlined, in red) is proposed within Section 17-5.6:

Section 17-5.6 RURAL RESIDENTIAL (RR)

1. Purpose and Intent: To provide a zoning classification that allows for low-density residential development. Development in this zone is without municipal utility service and with only limited demand for accessibility. Rural Residential zoning should be used to preserve rural character.
2. Compatibility: The Rural Residential zone is compatible with and can be established adjacent to Forest Management and Agriculture zones, but may not be completely surrounded by those zones. The Rural Residential zone must be adjacent to land zoned Rural Residential, Transition Residential, Light Industrial or Commercial. The Rural Residential zone may be established next to the Shoreline Residential zone or the Water Resource zone.

3. Lot, Use and Density Requirements.

Lot Width - feet, minimum	200
Buildable Lot Area - acres, minimum.....	5 ^{2.5}
Setback, right-of-way, local streets - feet, minimum.....	50
Setback, right-of-way, collector and arterial streets - feet, minimum.....	50

Setback, side - feet, minimum.....	25 10
Setback, corner side - feet, minimum.....	40 20
Setback, sign - feet, minimum.....	1
Setback, wetland - feet, minimum.....	30
Maximum impervious coverage.....	20 25%
Maximum Building Height – feet.....	25 35
Maximum Flag Pole Height – feet	30
Maximum animal unit per acre.....	0.5

4. Performance Standards. The following performance standards apply to all development in this zone:

- A. Outside Storage. Storage of a fish house and a recreational vehicle is allowed if stored not less than 10 feet distance from any property line and not within the OHW setback.
- B. Fences. Fences not exceeding 72 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is not to be used where frequent human contact is anticipated.
- C. Vegetation Removal, Intensive. The submittal requirements and procedures contained in Section 5.4 “Forest Management (FM)”, Subparts 4b and 4c shall be met and followed.
- D. Establishment of Primary Use. Garages and storage sheds may be permitted in the Rural Residential zone without ~~principle~~ **primary** dwelling units. Properties with garages and storage sheds without a ~~principal~~ **primary** use shall have adequate buildable area for a ~~principle~~ **primary** dwelling unit, a sewer treatment system and a well. Applicants for garages or storage sheds on properties without ~~principle~~ **primary** dwelling units on parcels ~~5~~ **2.5** acres in size or smaller shall submit a sewer design by a licensed designer for the future ~~principle~~ **primary** structure before obtaining a permit.
- E. Accessory Structure. A permit shall not be required for up to two accessory structures totaling no more than 160 square feet. Ground- mounted solar panel installations shall not count against this limit.

Planning Commission Action Requested:

Staff asks that the Planning Commission review this report & seek clarification as needed. The Planning Commission may recommend approval by motion of these Ordinance amendments to be forwarded to City Council, or table these amendments for further information if necessary.

Note: This is a draft proposal for the Planning Commission to review and has not yet been reviewed or approved by the City Council of the City of Pequot Lakes. This staff report is for review and discussion during the public hearing as described in the title of this report.