



## **REPORT TO PLANNING COMMISSION**

**Report Prepared by: Thomas Roloff – Sourcewell**

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**Date:** February 24<sup>th</sup>, 2025

**Subject:** Natural Environment Lake Setbacks

**Overview:** Per the direction of the Planning Commission at the November 2024 & January 2025 Planning Commission meetings, the following report provides an overview of the current structural setbacks for NE lakes within the Shoreline Residential Zone.

**Report:** The following information is derived from the existing Land Use & Subdivision Ordinance for the City of Pequot Lakes and various surrounding communities as denoted in the bulleted items below.

### **Existing Ordinance Language:**

#### **Section 17-5.8 SHORELINE RESIDENTIAL (SR)<sup>1</sup>**

1. **Purpose and Intent:** To provide a zoning classification for riparian residential development. The zone may or may not be served by municipal sewer and water, depending on availability.
2. **Compatibility:** The Shoreline Residential zone can only be established next to the Water Resource zone. The shoreline residential zone should be established to extend through the first tier of parcels on developed lake shore and to a public road or 500 feet from the OHW, whichever is closer to the water body on undeveloped shoreline.
3. **Lot, Use and Density Requirements.**

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<sup>1</sup> Amended 2/5/2024

	<u>GD Riparian Only</u>	<u>RD, Non-Riparian</u> <u>GD</u>	<u>NE Lake</u>
Lot width at OHW and building line – feet, minimum	100	150	200
Lot width with guest quarters or duplex	180	225	300
Buildable lot area – square feet, minimum	20,000	40,000	80,000
Buildable lot area with guest quarters or duplex – square feet, minimum	40,000	80,000	160,000
Setback, right-of-way, local streets – feet, minimum	10	10	10
Setback, right-of-way, collector and arterial streets – feet, minimum	30	30	30
<b>Setback, OHW – feet, minimum</b>	75	100	<b>200</b>
Setback, bluff – feet, minimum	30	30	30
Setback, side – feet, minimum	10	10	15
Setback, corner side – feet, minimum	30	30	30
Setback, sign – feet, minimum	1	1	1
Setback, wetland – feet, minimum	30	30	30
Impervious coverage – maximum	<del>20%</del>	<del>15%</del>	10%
Building height – (excluding guest cottages) feet, maximum	25	25	25
Flag Pole Height – feet, maximum	30	30	30
Building above highest known groundwater or lake level – feet, minimum	3	3	3
Maximum Density	1 unit/20,000 sq. ft.	1 unit/40,000 sq. ft.	1 unit/80,000 sq. ft.
ISTS setback from OHW – feet, minimum	75	75	100

### **Surrounding Community Information:**

#### **City of Nisswa:**

- NE Lake setback for structures (Section 20-89 of the City of Nisswa’s Land Use and Development Ordinance): 150’

#### **Crow Wing County:**

- NE Lake Setback for structures (Table 11.2 of the Crow Wing County Land Use Ordinance): 150’

#### **MN DNR:**

- NE Lake Setback for structures (Section 6.4 of the Shoreland Model Ordinance): 150’

This report is for referential purposes only, no proposed changes or amendments have been formally introduced to City Council.