

_____ Lake
 _____ Type

WRIGHT COUNTY SHORELAND REGULATIONS SUMMARY

ALL measurements given in feet

<u>Lake Setbacks</u> ⁽¹⁾	<u>General Development</u>	<u>Recreational Development</u>	<u>Natural Environment</u>
all structures	75	100	200
sewer system	50	75	150
water-oriented accessory ⁽²⁾	10	10	PROHIBITED
shore impact zone: ⁽³⁾			
residential	38	50	100
agricultural	50	50	50
<u>Minimum Side Setbacks Dwelling</u>			
R-1	15	15	20
R-2, R-2a, A/R & AG	30	30	30
<u>Residential Accessory Structures</u>			
R-1, R-2, R-2a	10	10	20
A/R	15	15	20
AG (lots <1.99 acres)*	10	10	20
<u>New Lot–Development Standards</u>			
minimum lot size	one acre	one acre	two acre
minimum width	150	150	200
minimum depth	150	150	200

REGULATIONS COMMON TO ALL LAKES

Setbacks

road

(measured from centerline of right of way)

bluff ⁽⁵⁾

local/township

65

state & county 130

Lot Coverage

maximum building: 15%

impervious coverage: 25% *(includes decks/roofs/sidewalks/driveways/parking areas)*

lowest floor of dwelling must be **4 ft** above the highest known water level

Elevation

Maximum Building Height

2 ½ stories (35 ft)

*Setback regulations for accessory buildings in an AG zone with 2 acres or more are more restrictive. Contact the Wright County Feedlot Officer at (763)682-7334 for specific regulations related to livestock buildings and animals.

A certificate of Sanitary System Compliance is required to show the sewer meets current State & County standards.

- (1) Lake setbacks are measured from the ordinary high-water level (OHW) as established by the DNR.
- (2) Only one water-oriented accessory structure per residential lot (see § 155.057(E)(3)(c) of chapter 155 Zoning of Wright County Code of Ordinances for size and use restrictions). Such structures are prohibited on lakes classified Natural Environment.
- (3) Contact County Staff prior to any land alteration, vegetative cutting or any activities in the shore impact zone. There are severe restrictions on all activities and most require a permit.
- (4) Building projects for lots less than 20,000 sq. ft. must receive approval by the Board of Adjustment, except for exact replacement of existing buildings. Review such projects with Staff prior to removal of any structures.
- (5) A “bluff” is a steep slope which rises at least 25 feet above the ordinary high-water mark of lake. There are severe restrictions on land alteration and vegetative removal within a bluff and within 20’ of the top of a bluff.

THIS HANDOUT IS A SUMMARY FOR INFORMATIONAL PURPOSES ONLY. OTHER REGULATIONS MAY APPLY IN SPECIFIC CIRCUMSTANCES. PLEASE CONTACT THE PLANNING & ZONING OFFICE AT (763) 682-7338, WITH QUESTIONS ABOUT SPECIFIC SITES AND PROJECTS.