

SECTION 9 - R-2 SHORELAND RESIDENTIAL DISTRICT

A. Purpose

The purpose of the SHORELAND RESIDENTIAL DISTRICT is to provide a district which will (1) allow Shoreland residential development in compliance with the Laws of Minnesota, and (2) allow certain essential shoreland service activities under specified conditions and standards.

B. Shoreland Regulations

All uses shall be subject to applicable regulations found in Shoreland Regulations, Section 20.

C. Permitted uses

The following uses shall be permitted within the R-2 SHORELAND RESIDENTIAL DISTRICT:

1. One (1), one-family detached dwelling per lot.
2. Agriculture and incidental agricultural related uses, except commercial kennels and feedlots, including farm dwellings and agricultural buildings provided that no agricultural building shall be located within one hundred (100) feet of any lot line abutting residential property.
3. Farm drainage systems, flood control and watershed structures and erosion control structures
4. Open space, wildlife areas and sensitive resource management

D. Conditional Uses

The following uses shall be conditional uses within the R-2 SHORELAND RESIDENTIAL DISTRICT:

1. Parks and recreational areas owned or operated by governmental agencies
2. Water supply and other essential service structures, not including utility lines, provided that no essential service structure shall be located within fifty (50) feet of any lot line of an abutting residential property.
3. Golf courses, golf club house, country club, public swimming pool or private swimming pool serving more than one (1) family, provided that no principal structure shall be located within fifty (50) feet of any lot line of an abutting residential property.

4. Home occupations, when such use does not exceed one-third (1/3) of the main floor space of a dwelling and is conducted only in the principal dwelling
5. Temporary dwelling for a period of one (1) year, subject to no renewal
6. Forest management
7. Nurseries and tree farms
8. Riding academies and stables
9. Additions to organized group camps and other campgrounds, provided they comply with the requirements of MN Shoreland Regulations 6120.3800
10. Churches
11. Cemeteries and memorial gardens
12. Water supply buildings, reservoirs, wells, elevated tanks, public sewage treatment facilities and similar essential public utility and service structures
13. Gun clubs
14. Railroad right of way but not including railroad yards
15. Facilities for the care and/or breeding of animals including kennels
16. Uses determined by the Planning Commission to be of the same general character as the conditional uses above and found not to be detrimental to the general health and welfare of the county.

E. Accessory Uses

The following uses shall be permitted accessory uses within the R-2 SHORELAND RESIDENTIAL DISTRICTS:

1. Private garage, shed, gazebo, deck, porch, boathouse, patio
2. Private swimming pool, when area is completely enclosed within a fence five (5) feet high
3. Keeping not more than four (4) boarders or roomers by a resident family
4. Living quarters of persons employed on the premises
5. Accessory uses customarily incident to the uses permitted

F. Height, Frontage, Minimum Lot Size, Lot Width, Setbacks of Buildings, Elevations, Front, 30 Side, and Rear Yard Regulations, Sewage Treatment Setback Regulations.

1. Height Regulations:

- a. No building hereafter erected or altered shall exceed two and one-half (2 1/2) stories or thirty (30) feet in height.

2. Frontage, Minimum Lot Size, and Lot Width Regulations:

<u>Minimum Lot Size</u>	<u>Minimum Lot Width at Waterline</u>	<u>Minimum Lot Width at Bldg. Line</u>
40,000 sq. ft.	150 ft.	150 ft.

3. Setback Regulations:

Minimum setback from OHWL: Bass Lake (Public Water #74) Structures – seventy-five (75) feet; Sewage Treatment Systems – fifty (50) feet.

Rice Lake (Public water #7) and Minnesota Lake (Public water #33) Structures – one hundred (100) feet; Sewage Treatment Systems – seventy-five (75) feet.

4. Elevation:

- a. No building or structures shall be built at an elevation of less than three (3) feet above the OHWL or the highest known water level, whichever is higher.

5. Front Yard Regulations:

- a. There shall be a minimum front yard setback of not less than two hundred (200) feet from the centerline of Interstate Highways, one hundred thirty (130) feet from the centerline of us Highways and one hundred (100) feet from the centerline of all County State Aid Highways and County Highways.
- b. There shall be a minimum front yard setback of not less than sixty-five (65) feet from the centerline of all other public rights of way.
- c. Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory building shall project beyond the front yard line of either road.

6. Side Yard Regulations:

- a. There shall be a side yard having a width of not less than ten (10) feet on each side of a building.

7. Rear Yard Regulations:
 - a. There shall be a rear yard having a depth of not less than fifty (50) feet.
8. Dwelling Regulations:
 - a. All dwellings must be attached to permanent foundations or have tie downs.
 - b. All dwellings shall have a minimum width of twenty (20) feet.

General Regulations

Additional requirements for other regulations in the R-2 SHORELAND RESIDENTIAL DISTRICT are set forth in SECTION 15.