



# Shoreland District

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This handout summarizes setback and impervious surface coverage requirements on residential properties within the shoreland district. It is not all-inclusive. Please contact a planner at 952-939-8290 with specific questions regarding your project.

	General Development Lake	Recreational Development Lake	Tributary Creek
<b>Principal Structure</b> Setback	50 ft	75 ft	50 ft
<b>Accessory Structure</b> Setback	50 ft	75 ft	50 ft
<b>Water-Oriented Structure</b> Setback	10 ft	10 ft	10 ft
<b>Elevation of Lowest Floor</b> above OHWL	2 ft	2 ft	2 ft
<b>Impervious Surface</b> within 150 ft of OHWL	30%	30%	30%
<b>Impervious Surface</b> beyond 150ft of OHWL	75%	75%	75%

## Definitions

- **Accessory Structure:** garage, shed, deck, patio, sport court, swimming pool, retaining wall, fence that obstructs lake views, or any other similar structure.
- **Impervious Surface:** Any hard surface which prevents absorption of water.
- **OHWL:** The ordinary high water level of a lake or tributary creek as defined by the Minnesota Department of Natural Resources.
- **Principal Structure:** A house.
- **Shoreland District:** Property within 1,000 square feet of the ordinary high water level of a lake and/or property within 300 feet of the ordinary high water level of a tributary creek.
- **Water-Oriented Structure:** An accessory structure not greater than 120 square feet in size of 10 feet in height. Only one water-oriented structure is allowed per lot.