

Density-Lot Size Innovative Standards

Part of a series highlighting innovative local government standards intended to help encourage adoption of more protective shoreland standards.



Benefits

- Preserves and enhances natural lake shore character
- Reduces visual impact of structures from the water
- Reduces surface water use & crowding
- Enhances/maintains property value

Types of Approaches

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The ordinance language used in these examples varies significantly depending on complexity of the issue and method of implementation. In straight forward cases, actual ordinance language is provided. In complex examples, the key provisions are summarized. Please contact the planning and zoning staff with the relevant community if you have questions about the specific ordinance provisions.

1. Resort Conversions

Douglas County

The number of units that exceed the number allowed for NEW shoreland residential PUDs shall be reduced by one unit for every three units exceeding that allowed for new PUDs. The county determines which units are removed based on size & condition, setbacks and units in first tier.

Ordinance Citation: Section IV. C. 1.(4)(b)(2).

2. Lot Size and Width

Nicollet County

A minimum lot size of 10 acres with a buildable lot area of at least 2 acres is required in all shoreland districts. All lots must be at least 200 feet wide.

Ordinance Citation: Section 501.3.

Wright County

Lot size and width standards for lots with septic systems.

	General Development Lakes		Recreational Development Lakes		Natural Environment Lakes		Transition Rivers	
	Shoreland Standard	County Standard	Shoreland Standard	County Standard	Shoreland Standard	County Standard	Shoreland Standard	County Standard
Lot Size	20,000 sf.	1 - 40 acres	40,000 sf.	43,560 sf. to 40 acres	80,000 sf.	87,120 sf.	N/A	87,120 sf.
Lot Width	100 ft.	100 - 300 ft.	150 ft.	150 - 300 ft.	200 ft.	200 ft.	250 ft.	250 ft.

Ordinance Citation: Sections 155.047 to 155.051 and 155.057 (E)(1)(b)3.

Washington County

Lot size standards for lots with septic systems.

	General Development Lakes		Recreational Development Lakes		Natural Environment Lakes	
	Shoreland Standard	County Standard	Shoreland Standard	County Standard	Shoreland Standard	County Standard
Lot Size	20,000 sf. riparian 40,000 sf. nonriparian	65,340 sf. or 1.5 acres	40,000 sf.	65,340 sf. or 1.5 acres	80,000 sf.	217,800 sf. or 5 acres

Ordinance Citation: Chapter 6, Section 7.1.

3. Conservation Design/Lower Density than Standard Shoreland PUD

Crow Wing County

Two residential development types are allowed, conventional lot and block or a conservation development. The conservation development standards have two density categories for riparian lots based on structure setbacks, both of which require larger setbacks than the minimum state standards. A somewhat higher density is allowed with the greater setbacks, however, this higher density is less than that allowed under the minimum state standards for a shoreland PUD. The county does not have a general PUD ordinance and thus any increase in density over conventional lot and block development is only available through the conservation development standards.

Ordinance Citation: Section 33.10.

Aitkin County

No density increase multiplier is allowed for residential PUDs on Natural Environment Lakes.

Ordinance Citation: Section 7.53.C.