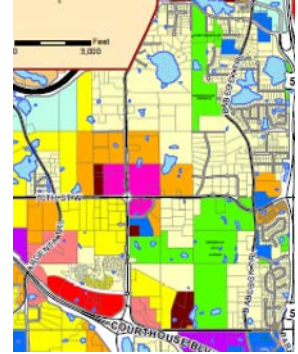


Limits on Land Uses and Structures Innovative Standards

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



Benefits

- Limits intense uses in sensitive areas
- Easy to administer
- Preserves and enhances natural lake shore character
- Reduces visual impact of structures from the water

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. Limit Land Uses

Washington County

Permitted (by-right) land uses are limited to single family residential, parks/historic sites and agricultural. Uses allowed with a certificate of compliance and as a conditional use include: Open space developments, bed and breakfasts, accessory apartments, temporary dwelling unit/care facilities and home occupations.

Ordinance Citation: Chapter 6, Section 6.2.

2. Prohibit Land Uses

City of Detroit Lakes

Controlled access lots are prohibited.

Ordinance Citation: Section 6.33

Other communities with similar standards:

- Otter Tail County. (Section III. 2. and Section II. 24.)
- City of Battle Lake. (Section 150.035(C)(4))

3. Prohibit Structures/Features

Douglas County

Water-oriented accessory structures are not allowed, but decks and patios up to 200 square feet are allowed within the SIZ through a land alteration permit.

Ordinance Citation: Section V.L.2.a.(5)(b).