



Shoreland District

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
Principal Structure Setback	50 ft	75 ft	50 ft
Accessory Structure Setback	50 ft	75 ft	50 ft
Water-Oriented Structure Setback	10 ft	10 ft	10 ft
Elevation of lowest floor above the OHWL	2 feet	2 feet	2 feet
Impervious Surface within 150 feet of OHWL	30%	30%	30%
Impervious Surface beyond 150 feet 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 into soil.
- **OWHL:** 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 feet of the ordinary high water level OHWL 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 or 10 feet in height. Only one water-oriented structure is allowed per residential lot.