



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

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Shoreland Zoning Standards

MINIMUM SHORELAND ORDINANCE STANDARDS	NE Natural Environment	RD Recreational Development	GD General Development	RDL Sylvan Shores	Streams And Rivers
LOT SIZE					
Lot area	80,000 sq ft	40,000 sq ft	20,000 sq ft	15,000 sq ft	80,000 sq ft
Water frontage & lot width	200 ft	150 ft	100 ft	75 ft	200 ft
STRUCTURE SETBACK FROM					
Ordinary high water level	150 ft	100 ft	75 ft	100 ft	150 ft
Side property line	10 ft	10 ft	10 ft	10 ft	10 ft
Rear property line	20 ft	20 ft	20 ft	20 ft	20 ft
Top of bluff	30 ft	30 ft	30 ft	30 ft	30 ft
Federal or State Roads	50 ft	50 ft	50 ft	50 ft	50 ft
County or Twp Roads (with right-of-way 66 ft or greater)	20 ft	20 ft	20 ft	20 ft	20 ft
(with right-of-way less than 66 ft.)	35 ft	35 ft	35 ft	35 ft	35 ft
Sewage tanks	10 ft	10 ft	10 ft	10 ft	10 ft
Septic drainfield	20 ft	20 ft	20 ft	20 ft	20 ft
MAXIMUM IMPERVIOUS SURFACE					
Total lot coverage	25%	25%	25%	25%	25%
Roofed structures	15%	15%	15%	15%	15%
MAXIMUM HEIGHT OF STRUCTURE					
Dwellings meeting all setback requirements	35 ft	35 ft	35 ft	35 ft	35 ft
Dwellings and accessory buildings within minimum required setbacks*	18 ft	18 ft	18 ft	18 ft	18 ft
Accessory buildings meeting setback requirements	25 ft	25 ft	25 ft	25 ft	25 ft
STRUCTURE HEIGHT ABOVE OHWL					
Lowest floor (vertical)	3 ft	3 ft	3 ft	3 ft	3 ft
WATER-ORIENTED ACCESSORY STRUCTURE					
Setback from OHWL	75 ft	50 ft	37.5 ft	50 ft	75 ft
Setback from lot line	10 ft	10 ft	10 ft	10 ft	10 ft
Maximum height	10 ft	10 ft	10 ft	10 ft	10 ft
Maximum square footage	250 sq ft	250 sq ft	250 sq ft	250 sq ft	250 sq ft
SHORE IMPACT ZONE	75 ft	50 ft	37.5 ft	50 ft	75 ft

*Subject to approval of permitting

SHORELAND DISTRICTS

The major purpose of the Shoreland District is to control the density and location of developments in the shorelands of the public waters of the County in order to preserve the water quality and the natural characteristics of the shorelands and public waters in the County.

Shorelands in Todd County have been divided into four categories for the purposes of shoreland management: Natural Environment Lake (NE); Recreational Development Lake (RD); General Development Lake (GD); and Recreational Development Limited (RDL). GD and RD lakes are larger in size and potentially more suitable for all around development and recreation purposes and can thus support a higher density of residential development on the shoreland. NE lakes are smaller, often marshy in character, and require stricter shoreland standards to protect the quality of the lake resource.

GENERAL DEVELOPMENT (GD)

Lake Osakis
West Union Lake
Faille Lake
Cedar Lake (GE Twp)

RECREATIONAL DEVELOPMENT (RD)

Mound Lake
Maple Lake
Long Lake
Cedar Lake (LS Twp)
Lake Beauty
Big Lake
Lake Latimer
Big Birch Lake

Little Osakis Lake
Big Swan Lake
Little Swan Lake
Sauk Lake
Lake Charlotte
Pine Island Lake
Little Birch Lake

NATURAL ENVIRONMENT (NE)

All other classified lakes
not listed under GD, RD, or RDL

REC. DEVELOPMENT LIMITED (RDL)

Sylvan Shores Development

SHORELAND SEPTIC SYSTEM REQUIREMENTS

- Permits are required for the installation of all septic systems in Todd County. They can be obtained at the Planning & Zoning Office and are valid for 12 months from the date of purchase.
- An STS compliance inspection is required upon any of the following:
 1. The application for a Conditional Use Permit;
 2. The application for a Variance;
 3. The application for a land use permit for a new home construction and/or addition of a bedroom to an existing home.
 4. The sale or transfer of any property.
- Any STS not meeting the requirements of Minnesota Rules Chapter 7080, must be upgraded or replaced *before* or at the time a permit is granted. This must be completed within 12 months of the date the Certificate of Noncompliance was issued (10 months if the system is considered an “imminent public health threat”). In the case of a property transfer, (1) the system must be brought into compliance, OR (2) money must be put into escrow to cover the cost of updating the system, OR (3) the system must be discontinued from use.
 - STS inspections can be performed by any private state licensed STS inspector. Inspections must be completed on forms provided by the Todd County Planning & Zoning Office.
 - *Exceptions:* If the system on the property was installed new within the last five years OR inspected within the last three years and found compliant, a compliance inspection is not necessary (unless the system becomes an imminent public health threat within that time).
- Lots *created* after January 23, 1996 are required to have an approved septic design that includes **two (2)** areas for a standard sewage treatment area (“drainfield”). For all other lots, only one sewage treatment area is required.

SANITATION CODE MINIMUM SET BACK DISTANCES

	NE Natural Environment	RD Recreational Development	GD General Development	RDL Sylvan Shores	River And Streams
SEWAGE TANK FROM					
Structures	10 ft	10 ft	10 ft	10 ft	10 ft
Lot lines	10 ft	10 ft	10 ft	10 ft	10 ft
OHWL	150 ft	75 ft	50 ft	75 ft	150 ft
Well water	50 ft	50 ft	50 ft	50 ft	50 ft
Buried pipe distributing water under pressure	10 ft	10 ft	10 ft	10 ft	10 ft
Buried water suction pipe	50 ft	50 ft	50 ft	50 ft	50 ft
SOIL TREATMENT AREA FROM					
OHWL	150 ft	100 ft	75 ft	100 ft	150 ft
Water well less than 50 ft deep & less than 10 ft of impervious material	100 ft	100 ft	100 ft	100 ft	100 ft
Structures	20 ft	20 ft	20 ft	20 ft	20 ft
Lot lines & road right-of-way	10 ft	10 ft	10 ft	10 ft	10 ft
Any other water well or buried suction pipe	50 ft	50 ft	50 ft	50 ft	50 ft
Buried pipe distributing water under pressure	10 ft	10 ft	10 ft	10 ft	10 ft
Maximum width of a trench	3 ft	3 ft	3 ft	3 ft	3 ft
Maximum length of a soil treatment area	100 ft	100 ft	100 ft	100 ft	100 ft
Soil percolation tests required	Yes	Yes	Yes	Yes	Yes

Shoreland alteration permits are required for the following situations:

Sq ft of soil exposed	Distance from Lake or Stream				
	NE	RD	GD	RDL	Streams/Rivers
>100 sq ft	75 ft or less	50 ft or less	37.5 ft or less	50 ft or less	75 ft or less
>250 sq ft	76-149 ft	51 – 99 ft	39 – 74 ft	51 – 99 ft	76 – 149 ft
>500 sq ft	150 ft or more	100 ft or more	75 ft or more	100 ft or more	150 ft or more
*Note: In steep slopes (slopes >12%), any disturbance of soil greater than 100 sq ft requires a shoreland alteration permit					

A permit may also be required for the following projects (check with the P&Z office for specific requirements):

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| Rock riprap on shoreline | Excavations deeper than 12 inches |
| Altering historical ice ridges | Constructed watercraft access ramps |
| Fill activities | Pushing back seasonal ice ridges |
| Stairways, lifts and landings | Retaining walls |
| Any project with the potential to create significant erosion. | Any project involving a significant alteration of natural topography |
| Clear-cutting existing vegetation with the shore impact zone | Beach sand projects |