

What can I do with my non-shoreland, medium density residential property in the City of East Gull Lake?

A guide to building, landscaping, and other land use activities within the R-2 residential zoning district in the City of East Gull Lake.

Permitted, Conditional, and Excluded Uses

Most construction and landscaping activities in the City of East Gull Lake require a permit. Prior to beginning any project on your property, check Section 5.4 of The City of East Gull Lake Land Use Ordinance and Subdivision Ordinance at City Hall or at www.communitygrowth.com to determine which uses are permitted (requiring an over-the-counter land use permit), conditional (requiring a conditional use permit), or excluded. Permit applications can also be downloaded at this site or picked up at City Hall.

The R-2 Zoning District

The R-2 zoning district is also known as the “Medium Density Residential” district. This district maintains a medium density land use within the shoreland area (1000 feet from the OHW of a public water body) which will provide a buffer between wooded residential areas and higher density shoreline residential zones. This district does not have lake frontage.

Required Lot Sizes, Structure Setbacks and Building Requirements, R-2

All structures - including but not limited to homes, garages, decks, and sheds – are subject to the following requirements in the R-2 zoning district:

	<u>GD Lake</u>	<u>NE Lake</u>
Lot width	150 ft, min	200 ft, min
Buildable lot area	40,000 sq. ft, min	80,000 sq. ft, min
Setback, right-of-way, local streets	10 ft, min	10 ft, min
Setback, right-of-way, collector & arterial streets	30 ft, min	30 ft, min
Setback, side	20 ft, min	30 ft, min
Setback, corner side	30 ft, min	30 ft, min
Setback, sign	1 ft, min	1 ft, min
Impervious coverage	20% max	15% max
Building height	25 ft, max	25 ft, max
Building height, accessory structure	13 ft, max	13 ft, max
	1,280 sq. ft. for parcels 2.5 acres or less	1,280 sq. ft. for parcels 2.5 acres or less
Accessory structure size –cumulative	640 for each additional 2.5 acres parcel size	640 for each additional 2.5 acres parcel size
Building above highest known groundwater or OHW	3 ft, min	3 ft, min
Maximum density	1 unit/40,000 sq. ft	1 unit/80,000 sq. ft

Additional information on the R-2 zoning district can be found in Section 5.4 of the Ordinance at www.communitygrowth.com

Wetlands, Drainage, and Stormwater Management

No grading or filling of any kind can occur within a wetland. If your property contains wetlands, the wetlands must be delineated and the surface area deducted from the buildable area of your lot. When possible, existing natural drainage ways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters. For more information on wetlands, drainage, and stormwater management, refer to Sections 6.11 and 6.12 of the Ordinance.

Storage and Screening

All materials and equipment must be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following: laundry drying, recreational equipment, construction and landscaping materials and equipment currently being used for construction of the premises, woodpiles, agricultural equipment and materials if these are used or intended for use on the premises, off-street parking except as otherwise regulated herein. Boats, recreational vehicles less than 30 feet in length, and fish houses are permissible if stored in the rear yard not less than 10 feet distance from any property line. Abandoned vehicles shall not be stored outside and shall be removed within 30 days.

Screening may consist of dense evergreen planting 8 feet or more in height, wood walls with 100% obstruction, a building wall consisting of aesthetically pleasing materials (with no signing) or similar structures. All structural elements must meet required setbacks. For more information, refer to Sections 6.5 and 6.6 of the Ordinance.

Fences

Fences can be constructed with a permit on the property lines and cannot exceed 60 inches in height. Under no circumstances can a fence be constructed closer than 10 feet from the surface of a public road or anywhere they create a visual safety hazard in the opinion of the Zoning Administrator. Fences shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Fences not meeting the requirements of 6.4 (1) shall require a Conditional Use Permit.

Non-Conforming Structures and Pre-Existing Lots

Any structure or use existing prior to the adoption of the current Ordinance that does not conform to the Ordinance may continue with normal maintenance, which includes necessary, non-structural repairs such as re-siding or re-roofing. No existing non-conforming structures can be expanded, enlarged, or intensified except in conformity with the existing Ordinance. Additional restrictions for non-conforming structures and pre-existing lots can be viewed in Sections 4.3 and 4.4 of the Ordinance.

Questions?

The complete City of East Gull Lake Land Use and Subdivision Ordinance can be downloaded for free from www.communitygrowth.com. If you have additional questions or concerns, please contact Community Growth Institute, Zoning Administrators, at 218-828-3064 (office), 866-900-3064 (toll free) or marohn@communitygrowth.net.