



New Zoning Districts and District Provisions Summary

New Zoning Ordinance Adopted on June 7, 2005.

The following are the new Zoning Classifications and will be described in this document:

- Open Space
- Water Resource
- Forest Management
- Agriculture
- Rural Residential
- Transition Residential
- Shoreline Residential
- Urban Residential
- Commercial
- Commercial Shoreline
- Downtown Mixed-Use
- Light Industrial
- Recreational

The City of Pequot Lakes is divided into Zoning Districts as shown on the official Zoning District map. The boundaries are generally on the center of the streets, lot lines, on shorelines, on the center of streams or rivers, and following the contour of the land.

This document will summarize each of the zoning districts, their purpose, and a few of the requirements for lots, uses, and density.

The following criteria were considered when establishing the land use categories:

- ✦ Preservation of natural sensitive areas.
- ✦ Present ownership and development.
- ✦ Shoreland soil types and their engineering capabilities.
- ✦ Topographic characteristics.
- ✦ Vegetative cover.
- ✦ In-water physical characteristics.

- ✦ Recreational use of surface water.
- ✦ Road and service center accessibility.
- ✦ Socio-economic development needs of the public.
- ✦ Availability of public sewer and water utilities.
- ✦ The necessity to reserve and restore certain areas having significant historical or ecological value.
- ✦ Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.
- ✦ Alternatives available for the desired land use.
- ✦ Prevention of spot zoning.
- ✦ Conformance to the City of Pequot Lakes Comprehensive Plan.
- ✦ Conformance to the City of Pequot Lake Future Land Use Map and any other official maps of the City.

Open Space (OS)

Purpose & Intent: To provide a zoning classification for the preservation of sensitive areas, unique resources, and designated non-developable property. Areas such as wetlands, bluffs, threatened and endangered species habitat, historic sites, and lands set aside as part of the development process should be zoned as Open Space.

Compatibility: The Open Space zone is compatible with every other zoning classification and any property that meets the purpose and intent of this zoning classification may be

zoned Open Space.

Lot, Use, & Density Requirements:

There is no minimum lot size associated with the Open Space zoning classification. Setbacks established for the adjacent zoning district shall apply.

For a lot crossing an Open Space zoning boundary into another zoning classification, the minimum buildable lot area shall be the same as the non-open space zoning classification with no credit given for areas zoned Open Space.

Water Resource (WR)

Purpose & Intent: To provide a zoning classification for water bodies defined by the State of Minnesota as "lakes", "streams", or "rivers". The zoning contains no development, but allows multiple recreational uses.

Compatibility: Acreage within the City of Pequot Lakes may not be zoned Water Resources unless it contains a state classified water body, in which case it can only be zoned Water Resource.

Copies of the
New Zoning Map
are available at
City Hall or online
at
www.pequotzoning.info.

For more
information on
Lot, Use, &
Density
Requirements
along with other
performance
standards, see the
Land Use and
Subdivision
Ordinance.

Forest Management (FM)

Purpose & Intent: To provide a zoning classification for sustainable management of forested areas, to establish and maintain timber resources, to protect the natural environment, to preserve undeveloped areas and to provide recreation opportunities. Development patterns are characterized as very low-density residential without municipal utility service and with only limited demand for accessibility. Forest Management zoning should be used to preserve rural character.

Compatibility: Forest Management zones would generally be compatible with and can be established adjacent to Agriculture, Rural Residential, Transition Residential, Commercial and Light Industrial zones. The zone may also be compatible with other zones in areas where forest stands exist.

Lot, Use, & Density Requirements:
Minimum Lot Width..... 300 ft
Minimum Lot Area..... 10 acres
Max. Impervious Coverage 10%

Agriculture (AG)

Purpose & Intent: To provide a zoning classification for the preservation of family farms and small-scale agricultural uses and to allow for low density residential development compatible with those uses. Development patterns are characterized as very low-density residential without municipal utility service and with only limited demand for accessibility. Agriculture zoning should be used to preserve rural character.

Compatibility: Agriculture zones would generally be compatible with and can be established next to Forest Management, Rural Residential, Transition Residential, Commercial and Light Industrial zones.

Lot, Use, & Density Requirements:
Minimum Lot Width..... 500 ft
Minimum Lot Area..... 20 acres
Max. Impervious Coverage 10%

Rural Residential (RR)

Purpose & Intent: To provide a zoning classification that allows for low-density residential development. Development in this zone is without municipal utility service and with only limited demand for accessibility. Rural Residential zoning should be used to preserve rural character.

Compatibility: The Rural Residential zone is compatible with and can be established adjacent to Forest Management and Agriculture zones, but may not be completely surrounded

by those zones. The Rural Residential Zone must be adjacent to land zoned Rural Residential, Transition Residential, Light Industrial or Commercial. The Rural Residential zone may be established next to the Shoreland Residential zone or the Water Resource zone.

Lot, Use, & Density Requirements:
Minimum Lot Width..... 200 ft
Minimum Buildable Lot Area 5 acres
Max. Impervious Coverage 15%

Transition Residential (TR)

Purpose & Intent: To provide a residential zoning classification that serves as a medium-density buffer between areas of higher-density and areas of lower-density. The Transitional Residential zone may be utilized in some sec-

ond-tier shoreland areas and/or on the edge of the municipal utility service area. The zone may or may not be served by municipal sewer and water but must be within the projected utility service area. Development in this zone

Transition Residential (cont.)

should facilitate future utility extensions.

Compatibility: The Transitional Residential zone is compatible with and may be established next to the Shoreline Residential, Urban Residential, Downtown Mixed-Use, Commercial and Light Industrial Zones. The Transitional Residential zone may be established next to the Rural Residential, Agriculture or Forest Management zones so long as these

zones do not surround the Transitional Residential zone, but the TR zone should not be established where the zones surrounding it all have similar density characteristics.

Lot, Use, & Density Requirements:

Minimum Lot Width.....200 ft
 Minimum Buildable Lot Area..... 5 acres
 Max. Impervious Coverage..... 15%

Shoreline Residential (SR)

Purpose & Intent: To provide a zoning classification for riparian residential development. The zone may or may not be served by municipal sewer and water, depending on availability.

Compatibility: The Shoreline Residential zone can only be established next to the Water Resource zone. The shoreline residential zone should be established to extend through the first tier of parcels on developed lake shore and to a public road or 500 feet from

the OHW, whichever is closer to the water body on undeveloped shoreline.

Lot, Use, & Density Requirements:

Lengths are in feet, areas in ft².

	<i>GD Riparian Only</i>	<i>RD, Non-Riparian, GD</i>	<i>NE Lake</i>
Minimum Lot Width	100	150	200
Min. Lot Width w/Guest Quarters	180	225	300
Buildable Lot Area	20,000	40,000	80,000
Buildable Lot Area w/Guest Qtrs.	40,000	80,000	160,000
Setback from OHW	75	100	200
Maximum Impervious Coverage	20%	15%	10%

Commercial Shoreline (CS)

Purpose & Intent: To provide a residential zoning classification that contains an urban development pattern characterized by traditional grid-style lot block layouts. Parcels are either served by or designed for municipal sewer and water utilities, an urban road section with sidewalks and a boulevard and are generally within walking distance of the Downtown Mixed-Use District.

Compatibility: The Urban Residential zone

is compatible with and must be established next to the Downtown Mixed-Use zone or the Shoreline Residential zone. The Urban Residential zone may be established in areas abutting Transition Residential, Commercial or Light Industrial zones.

Lot, Use, & Density Requirements:

Lengths are in feet, areas in acres.

	<i>GD Lake</i>	<i>RD Lake</i>	<i>NE Lake</i>
Minimum Lot Width	300	500	750
Buildable Lot Area	2.5	5	10
Setback from OHW	75	150	200
Maximum Impervious Coverage	25%	20%	20%

Commercial (C)

Purpose & Intent: To provide a zoning classification for commercial uses oriented around the automobile. Parcels are larger than in the Downtown Mixed-Use zone in order to provide on-site parking, on-site stormwater facilities as well as on-site water supply and sewage treatment where municipal utilities are not immediately available.

Compatibility: The Commercial zone should be established as a transition zone between the Downtown Mixed-Use zone or the Light Industrial Zone and the surrounding residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.

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Commercial (cont.)

Lot, Use, & Density Requirements:

Minimum Lot Width..... 50 ft
Buildable Lot Area (sewered) 10,000 ft²

Buildable Lot Area (unsewered)..... 20,000 ft²
Max. Impervious Coverage 25%

Urban Residential (UR)

Purpose & Intent: To provide a residential zoning classification that contains an urban development pattern characterized by traditional grid-style lot block layouts. Parcels are either served by or designed for municipal sewer and water utilities, an urban road section with sidewalks and a boulevard and are generally within walking distance of the Downtown Mixed-Use District.

Compatibility: The Urban Residential zone is compatible with and must be established

next to the Downtown Mixed-Use zone or the Shoreline Residential zone. The Urban Residential zone may be established in areas abutting Transition Residential, Commercial or Light Industrial zones.

Lot, Use, & Density Requirements:

Minimum Lot Width 50 ft
Buildable Lot Area (sewered)..... 6,250 ft²
Buildable Lot Area (unsewered) 20,000 ft²
Max. Impervious Coverage 40%

Downtown Mixed-Use (DMU)

Purpose & Intent: To provide a zoning classification for a mix of high-density residential and commercial uses. Development in this zone relies less on automobile traffic and more on walking, biking and other similar modes of transportation.

Compatibility: The Downtown Mixed-Use zone is most compatible with and should be established next to the Urban Residential

zone, but it also may be adjacent to the Transition Residential, Commercial and Light Industrial Zones.

Lot, Use, & Density Requirements:

Minimum Lot Width 25 ft
Buildable Lot Area..... 2,250 ft²
Max. Imp. Coverage w/storm sewer 90%
Max. Imp. Coverage wo/storm sewer 50%

Light Industrial (LI)

Purpose & Intent: To provide a zoning classification for light-industrial and heavy commercial uses. Development in this zone requires high automobile accessibility, municipal water and sanitary sewer service and municipal stormwater treatment facilities. Light industrial zones should be clustered to control negative impacts of light-industrial activities and to efficiently facilitate maximum interaction between light-industrial and heavy commercial enterprises.

Compatibility: The Light-Industrial zone is

most compatible with and should be established adjacent to the Commercial zone, but in some circumstances may be compatible with the Downtown Mixed-Use, Urban Residential and Transition Residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.

Lot, Use, & Density Requirements:

Minimum Lot Width 100 ft
Buildable Lot Area..... 20,000 ft²
Max. Impervious Coverage..... 25%