

STRUCTURES-PLACEMENT, DESIGN, AND HEIGHT

FACT SHEET

CASS COUNTY ENVIRONMENTAL SERVICES

Structure Anything constructed, placed or erected by humans, including but not limited to homes, garages, accessory buildings, manufactured housing, recreational vehicles left on a site for 14 consecutive days, signs, storage buildings, deck, fences, and fish houses.

Structure Setback The horizontal distance between a structure and some other natural feature, structure, or boundary including but not limited to a lake, river, easement, road right-of-way, well, individual sewage treatment system, or property line.

1126 STRUCTURES--PLACEMENT, DESIGN, AND HEIGHT

1126.1 Structure Setbacks

Structures shall meet all setbacks. All setbacks shall be measured as the shortest horizontal distance between the structure and the feature from which the setback is required.

A. The structure and on-site sewage system setbacks (in feet from the ordinary high water mark) shall be as specified in the following table:

Class of Public Waters	Structure Setbacks*	PUD Structure Setbacks	Individual Sewage Treatment System Setback
Lakes:			
Natural Environment	150	240	150
Recreational Development (RD)	100	160	75
General Development (GD)	75	120	50
Rivers:			
Remote	200	320	150
Forested and Transition	150	240	100
Urban and Tributary	100	160	75

*--Some structures may be permitted within the structure setback area. See performance standards.

B. Additional Structure Setbacks. The following additional structure setbacks apply, regardless of the classification of the waterbody:

Setback from:	Setback (in feet)
(1) Top or bottom of bluff	30
(2) Significant Cultural or Historic Site	50
(3) County, State, or Federal road right-of-way	50
(4) Township road, dedicated public road, or other public roads not classified	20
(5) Private Road or Utility easement	10
(6) Property Line	10
(7) Publicly-owned Recreational Trail (not easements)	10
(8) Individual Sewage Treatment System--Septic Tank (to inhabited structure)	10
(9) Individual Sewage Treatment System--Drainfield (to inhabited structure)	20
(10) Minnesota Department of Natural Resources permitted harbors	One half of normal lake setback

C. Commercial uses without water-oriented needs shall be located on lots or parcels without public waters frontage, or, if located on lots of parcels with public waters frontage, shall either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.