

**6105.0110 ZONING DIMENSIONS.**

Subpart 1. **Substandard lots.** Lots of record in the office of the county register of deeds or registrar of titles on the effective date of enactment or amendment of the local land use ordinance, which do not meet the requirements of this part shall be allowed as building sites provided the proposed use is consistent with the local ordinance and the sanitary provisions, part 6105.0120, and the zoning dimension provisions, part 6105.0110, are complied with to the greatest extent practicable.

If in a group of two or more contiguous lots under a single ownership any individual lot does not meet the lot width requirements of the local ordinance, such individual lot cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots under the same ownership so that the combination of lots will equal one or more parcels of land each meeting the lot width requirements of the local ordinance, or to the greatest extent practicable.

Subp. 2. **Lot size.** For lots platted or created by metes and bounds description, the minimum size shall be:

A. for wild rivers, at least six acres in area, and at least 300 feet in width at the building line and at least 300 feet at the water line for lots abutting a wild river;

B. for scenic rivers, at least four acres in area, and at least 250 feet in width at the building line and at least 250 feet at the water line for lots abutting a scenic river;

C. for recreational rivers, at least two acres in area and at least 200 feet in width at the building line and at least 200 feet at the water line for lots abutting a recreational river.

Smaller lot sizes may be permitted for planned cluster developments. See part 6105.0140.

Subp. 3. **Structures.** Structures:

A. Density of dwelling units. The density of dwelling units shall not exceed one dwelling unit per lot.

B. Setback. Structures, except signs specified in part 6105.0100, subpart 3, item N, essential services, private roads, and minor public streets, shall be placed so as to satisfy all setback requirements of subitems (1) to (3):

(1) From the normal high water mark: wild river, 200 feet; scenic river, 150 feet; recreational river, 100 feet.

(2) From a bluffline: wild river, 40 feet; scenic river, 30 feet; recreational river, 20 feet.

(3) From tributaries designated in the management plan: wild river, 100 feet; scenic river, 100 feet; recreational river, 100 feet.

C. Placement of structures. Structures shall not be located on slopes greater than 13 percent unless such structures can be screened and sewage disposal system facilities can be installed so as to comply with the sanitary provisions in part 6105.0120.

Where a floodplain ordinance exists, no structure shall be located in the floodway of a stream as defined in Minnesota Statutes, section 103F.111, subdivision 5, and furthermore shall be placed at an elevation consistent with any such applicable floodplain management ordinances. Where no floodplain ordinances exist, the elevation to which the lowest floor of a structure, including a basement, shall be placed, shall be determined after an evaluation of available flood information and shall be consistent with the statewide standards and criteria for management of floodplain areas of Minnesota.

D. Structure height shall not exceed 35 feet.

**Statutory Authority:** *MS s 104.34; 103F.321*

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