

**STRUCTURE, PORTABLE OR TEMPORARY STORAGE** A transportable building or enclosure that is not intended for human habitation but designed and used on a time limited basis primarily for temporary storage of building materials (before they are utilized for building purposes), household goods, equipment (watercraft, ATVs and RVs) , and other such materials on a residential or commercial property, such as a cargo container, fabric covered portable garage/carport or instant shelters.

**(5) Temporary Storage Structures**

- a) One temporary storage structure not to exceed 300 square feet may be allowed with a permit for no more than 210 days within a year provided there is a principal structure on the property.
- b) Temporary storage structures shall meet all structural setbacks and may not be located over a septic drainfield.
- c) The maximum impervious surface limits for the lot shall not be exceeded.
- d) The structure shall not be used for human habitation.

**Sec. 26-738 Screening**

**(1) Screening from residential areas** shall be in addition to normal landscaping and planting and consist of a visual barrier completely separating the activity on a commercial property from an adjacent residential areas. Screening shall be equally effective in the winter and summer and shall be accomplished by the use of one or more of the following:

- a) The placement of the building on the lot or the placement of a building on an adjacent lot.
- b) The use of berms and landscaping.
- c) Planting of vegetative screens.
- d) Construction of walls or fences.

**(2) Screening design standards**

- a) Vegetative screens shall consist of healthy, hardy plant materials. Evergreen shrubs with a mature height of 6 feet shall form a solid screen. One overstory deciduous or coniferous tree per 30 linear feet of boundary shall also be planted.
- b) A 6-foot-high wall or fence may be substituted for the shrubs in (a) above, but the trees are still required.
- c) Screening and fences shall be maintained and repaired.
- d) Slopes and berms. Final slope grade steeper than the ratio of 3:1 and/or a height over six feet will require stabilization measures such as terracing or retaining walls.

**(3) Placement and screening of mechanical equipment, service, loading, and storage areas**

- a) Any outdoor storage, service or loading area that faces adjacent residential uses or a public street or walkway shall be screened by a decorative fence, wall, or screen of plant material at least 6 feet in height.
- b) Loading docks, truck parking, HVAC and other mechanical equipment, trash collection, and other service functions shall be incorporated into the design of the building so that the visual impacts of these functions are not visible from adjacent properties and public streets.
- c) Outdoor sales area shall be fenced and screened from view of neighboring residential uses.

**(4) Screening between adjacent commercial uses.** No screening is required between adjacent commercial uses.



- (1) **Shoreland District (SD).** The purpose of this district is to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, protect drinking water sources, and provide for the wise use of water and related land resources. The primary use within this district is seasonal and year-round single family residential. Lot dimensions and density limitations are controlled by lake or river classifications. Compatible commercial or water-oriented commercial uses may be allowed as permitted or as conditional uses.
- (2) **Rural Residential-5 (RR-5).** The purpose of this district is to establish and maintain a low density residential district with 5 acre minimum lot sizes outside the shoreland zone, preserving the character of the city and providing a rural single family setting with limited agriculture/forestry uses. The primary use within this district is single family residential and agriculture/forestry. Compatible commercial uses may be allowed as permitted or as conditional uses.
- (3) **Waterfront Commercial (WC).** The purpose of this district is to accommodate commercial uses in the shoreland district where access to and use of a surface water feature is an integral part of the business. The primary uses in this district are marinas, resorts and restaurants with transient docking facilities.
- (4) **Limited Commercial District (LC).** The purpose of this district is to establish and provide a commercial environment with a limited mixture of commercial and office related development and services. A commercial district may be located within or outside the shoreland zone.
- (5) **Downtown Commercial District (DC).** The purpose of this district is to establish and provide a commercial environment with a mixture of commercial and office related development and services and maintain a pedestrian-oriented commercial district consisting of retail, offices and professional services. A downtown commercial district may be located within or outside the shoreland zone.
- (6) **Commercial/Light Industrial District (C/LI).** The purpose of this district is to establish and maintain a district for light industrial purposes with commercial activities which can provide the employment opportunities for the residents of the community, allow for the production and manufacture of goods and products, provide for the retail display and sale of the goods and products manufactured on the site with other related products or services, and provide professional contractor services and related office uses.
- (7) **Sensitive Shoreland (SS).** The purpose of this district is to accommodate limited residential uses, agricultural uses, and forest management activities within the shoreland protection zone while conserving sensitive land areas on which more intensive development would adversely affect water quality, wetlands, lakes, shorelines, slopes, wildlife habitat, biological ecosystems, or scenic and natural values. Density is decreased and performance standards established in order to minimize disturbance of soils and vegetation in the shoreland district, to prevent damage from erosion, floods, siltation and water turbidity, to prevent the loss of vegetation, fish, wildlife and natural habitat, to protect the quality of ground and surface waters, and to conserve natural and scenic areas in the shoreland protection zone. This district can only be designated in shoreland areas determined to be sensitive by the City Council.
- (8) **Corridor Overlay District (CO).** The purpose of this district is to protect and enhance the aesthetics of the City of Crosslake's main entrances and corridors by encouraging sustainable development that respects the environment and upholds the community's northwoods character. Certain land uses are prohibited in this district along with greater regulations on architectural standards to ensure protecting the beauty of Crosslake long term.
- (9) **Mixed-Use District (MU)** The purpose of this district is to provide the ability to be diverse in the multi-use at the present time as well as allowing the use to be interchangeable in the future. This district also is to accommodate personal storage buildings with performance standards established in Articles 28 and 29, along with Sec. 26-282. To create this district a Land Use Map amendment (LUMA) will be required.

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**Sec. 26-281 Land Use Tables**

The following table establishes the permitted, conditional, and allowed uses within the land use districts of the City. Any uses not listed in these tables are prohibited.

For the purposes of this table:

"P"	means a use requiring a permit
"PP"	means a use requiring a permit with performance standards
"CU"	means a use requiring a conditional use permit
"I"	means an interim use
"A"	means a use that is allowed without a permit but may have performance standards
"SD"	means a shoreland district
"RR-5"	means a rural residential district—5 acre minimum lot size
"WC"	means a waterfront commercial district
"LC"	means a limited commercial district
"DC"	means a downtown commercial district
"C/LI"	means a commercial/light industrial district
"SS"	means a sensitive shoreland district
"CO"	means a corridor overlay district – 400ft from edge of ROW on each side of Cty Rd 16, 3, 66, 36, and 37
"MU"	means a mixed-use district



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<b>LAND USE TABLES</b>	<b>S D</b>	<b>RR 5</b>	<b>S S</b>	<b>L C</b>	<b>D C</b>	<b>W C</b>	<b>C/ L</b>	<b>M U</b>
<b>(1) Agricultural Uses</b>								
Farm buildings (barns, silo, hay shed, etc.)	P	P	P	P				
Farmland: Crop growing and harvesting	A	A	A	A				
Farmland: Livestock, poultry use, including related buildings	A	A		A				
Forest land: growth, harvest	A	A	A	A		A	A	
<b>(2) Residential and Related Uses</b>								
Accessory structure ≤ 1200 sq ft (see Article 36)	P	P	P	CU	CU	CU	CU	CU
Accessory Structure >1200 sq ft (See Article 36)	2+ac = CU	2+ac =CU	2+ac = CU	CU	CU	CU	CU	CU
Auxiliary quarters/cottage - 24' or wider	PP	PP	PP					
Controlled access lot								
Energy systems assoc. with a principal use (i.e. solar collectors and wind generators under 50KW)*	P/CU*	P		P		P/CU*	P	P
Garage/Yard Sales (Maximum 3 per calendar year)	A	A	A	A	A	A	A	
Group home, detention or correction home (including detoxification center, rehabilitation home, etc.)	CU	CU	CU	CU		CU		CU
Home business	CU	CU						
Home occupation	A	A	A					
Home: assisted living, nursing, supportive care	CU	CU		CU	CU			CU
Meteorological test station for wind energy conversion systems (WECS)	I	I		I		I	I	I
Mobile home park or development		CU						
Multi-family dwelling	CU	CU		CU	CU	CU		CU
Portable or temporary storage structure	P	P	P	P	P	P	P	P
Single-family dwelling—24' or wider	P	P	P					
Two-family dwelling—duplex	CU	P	CU					
Water-oriented accessory structures	P					P		
<b>(3) Recreational Uses</b>								
Campground, private, or commercial				CU		CU		CU
Shooting range, fire arms, archery - private				CU			CU	CU
<b>(4) Civic, Educational and Institutional Uses</b>								
Athletic field/stadium; arena				CU				CU
Cemetery	A	A		A				
Church/Synagogue	P	P	P	P	P	P		P
Transient Camps, Church Camps	CU	CU				PP		

\*--Type of Permit depends on wind energy tower height and power output



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<b>LAND USE TABLES</b>	<b>S D</b>	<b>RR 5</b>	<b>S S</b>	<b>L C</b>	<b>D C</b>	<b>W C</b>	<b>C/ LI</b>	<b>M U</b>
<b>(5) Commercial and Industrial Uses</b>								
Adult uses							CU	
Amusement Park				CU				CU
Athletic club				PP	PP	PP		PP
Auto body shop				PP			PP	PP
Auto repair shop, lubrication service station				PP	PP		PP	PP
Bank or financial institution				P	P		PP	P
Beauty shop, barber shop				PP	PP	PP	PP	PP
Bed and Breakfast Residence		CU		PP	PP	PP		PP
Bowling Lanes				PP	PP	PP	PP	PP
Breeding and boarding of animals				CU	CU		CU	CU
Bulk liquid storage				CU			PP	CU
Business or professional office space				PP	PP	PP	PP	PP
Car wash				PP	PP		PP	PP
Cement/concrete/redi-mix plant, permanent							P	
Commercial greenhouse/nursery				PP			PP	PP
Commercial storage building/storage unit rental				CU	CU	CU	CU	CU
Commercial Storage Rental Building(s) containing independent bays > 800 sf				CU	CU	CU	CU	CU
Concrete/asphalt plant, portable				I			PP	
Construction and contractor services-carpentry, electrical, plumbing, heating, ventilation, mechanical, flooring, insulation, siding, etc				P	P		P	P
Day care facility	PP	PP		PP	PP	PP		PP
Demolition Landfill							CU	
Dry cleaners				CU	CU		CU	CU
Event Center (≥ 10 acres in RR5)		CU		CU	CU	CU	CU	CU
Extractive use, mining, gravel pit, aggregate							CU	
Funeral home with crematorium				CU				CU
Funeral Home without crematorium				PP				PP
Gas station/convenience store with or without fuel sales				PP	PP	PP		PP
Golf Course				CU		CU		CU
Industrial park development							CU	
Liquor: On and/or off sale				CU	CU	CU	CU	CU
Lumber yard				PP	PP		PP	PP
Manufacturing: light in general, assembly plant, machine shop, welding shop, packaging plant				CU			PP	CU
Marina						CU		
Medical or dental clinic				PP	PP		PP	PP
Miniature golf				PP	PP	PP	PP	PP
Motel/hotel				CU	CU	CU	CU	CU
Outdoor seasonal sales				PP	PP	PP	PP	PP
Over-the-counter print shop				PP	PP		PP	PP
Private clubs and lodges				PP	PP		PP	PP
Race track: horse, auto, motorcycle, go cart							CU	
Recycling collection site				I			PP	I
Rental equipment sales and service				PP	PP	PP	PP	PP
<b>Storage Building, Personal</b>							CU	CU

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LAND USE TABLES	SD	RR5	SS	LC	DC	WC	C/LI	MU
Repair shop, equipment				PP	PP		PP	PP
Resort						CU		
Restaurant				PP	PP	PP		PP
Retail store				PP	PP	PP	PP	PP
Sawmill				CU			PP	CU
Sign – on site	P	P	P	P	P	P	P	P
Studio-art, music, photo, decorating, dance				P	P			P
Telecommunication tower							CU	
Temporary real estate office/model home	P	P		P	P	P		P
Theater				PP	PP		PP	PP
Vehicle, boat, recreational equipment sales				PP	PP	PP	PP	PP
Veterinary clinic				CU	CU		PP	CU
Wholesaling and/or warehousing, freight terminal				PP	PP		PP	PP

**Note:** See provisions for "CO" in Sec. 26-381 then refer to underlying districts

**Note:** See provisions for "MU" in Sec. 26-382 then refer to underlying districts

### **Sec. 26-282 Administration of Permits with Performance Standards**

- (1) In addition to the general requirements of this Chapter, the Zoning Administrator shall determine specific performance standards in conjunction with applications for those uses and locations where they are allowed. Performance standards may include but are not limited to regulation of:
  - a) Types of business activities allowed;
  - b) Screening or fencing;
  - c) Signs;
  - d) Storage of materials, equipment, and vehicles;
  - e) Hours of operation;
  - f) Parking;
  - g) Waste management;
  - h) Abatement of noise, smoke, and fumes.
- (2) The Zoning Administrator may refer an application to the Development Review Team (DRT) if:
  - a) Additional input on performance standards is needed, or,
  - b) It is determined that a proposed use may impact the health, safety, or general welfare of surrounding properties.
- (3) If, after consulting the DRT, it is determined that the proposed use impacts the health, safety, or general welfare of surrounding properties, the Zoning Administrator shall notify the applicant that the application will be processed as a conditional use according to Article 7 of this Chapter.

### **Secs. 26-283—26-304 Reserved**



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- c) Current and proposed land use.
  - d) A description of the type and scope of construction, use, development, or alteration proposed.
  - e) A sketch plan showing the location of public waters, wetlands, existing and proposed structures, road rights of way, driveways, parking spaces, water and sanitary facilities, and utility lines.
  - f) Topographic features including but not limited to wetlands, bluffs, ordinary high water level designations, or steep slopes.
  - g) Additional information as may be required by the City in order to determine compliance with this Chapter and other ordinances.
- (5) **Certificate of Survey.** The Administrator may require a certificate of survey with any permit application required by this Chapter, including variance, land use reclassification, and conditional use permit applications, upon a determination by the Administrator that such a survey will assist in achieving the purposes of this Chapter.
- (6) **Site suitability / Sewage treatment.** The application shall also include a compliance inspection conducted by a State-licensed inspector indicating the condition of any existing subsurface sewage treatment systems. The Administrator may require a site suitability upon determination by the Administrator that a site suitability will assist in achieving the purposes of this Ordinance.
- (7) **Compliance with State Well Code.** Water supply wells installed in conjunction with permitted land uses shall comply with the standards established in Minnesota Rules, Chapter 4725.
- (8) **Fee.** The application shall be accompanied by a remittance, payable to the City of Crosslake. A current Fee Schedule is on file in the City Hall as approved by the City Council.
- (9) **Permits for activities in Floodplain.** Land use permits for activities within any Floodplain zone shall meet the standards in Article 14 of this Chapter relating to Floodplain Management.
- (10) **Checklist.** An application check list shall be available from the Department.

#### Sec. 26-69 Permit Card

The Department shall issue a permit card upon approval of a permit. Such permit card shall be continuously posted in a conspicuous location on the premises concerned, from the time the authorized work is commenced until it is completed.

#### Sec. 26-70 Expiration of Permits

All permits are valid for a period of two years from the date of approval, unless otherwise specified. Permits are transferrable to future landowners provided the two year time limit is not exceeded.

#### Sec. 26-71 Enforcement

- (1) **Responsibility for enforcement.** The Crosslake City Attorney, the Crosslake City Police Department, and the Administrator shall have a duty to enforce this Chapter.
- (2) **Civil and criminal enforcement.** Any violations of the provisions of this Chapter or failure to comply with any of its requirements by a landowner or authorized agent, including violations of or failure to comply with the conditions and safeguards established in connection with the granting of a structure, land use, or shoreland alteration permit, or contained within variances or conditional uses, shall constitute a misdemeanor and shall be processed pursuant to Minnesota Statutes, Chapter 412.861. The provisions of this Chapter may be enforced through criminal prosecution, civil remedy, or both. Utilization of a civil remedy shall not prevent a criminal prosecution for the same violation. A criminal prosecution for a violation shall not be a bar to a civil remedy.
- (3) **Permit does not protect permit holder.** Violations of this Chapter can occur regardless of whether or not a permit is required for a regulated activity pursuant to Sec 26-68 of this Chapter.
- (4) **Separate offenses.** Each day that a violation of this Chapter continues shall constitute a separate offense.
- (5) **Citations.** The Administrator shall have the power to enforce this Chapter by issuing citations for criminal violations of this Chapter upon the owner of a property and/or their authorized agent.

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- (6) **Cease and desist order.** The Administrator, or duly authorized representative, may issue cease and desist orders to halt the progress of any property modification, based upon probable cause that a violation of this Chapter has been committed. When any work has been stopped by a cease and desist order, it shall not be resumed until the reason for the work stoppage has been completely satisfied and the cease and desist order lifted.
- (7) **Injunctive relief allowed.** The Crosslake City Attorney, in cooperation with the Department, may sue for injunctive relief on any violation, including restoration of the premises to its existing condition prior to the violation.
- (8) **Administrative fee for enforcement.** The Department may charge an administrative fee, according to a schedule established by the City Council, to compensate for staff time and other expenses incurred during the investigation and prosecution of violations that are found to have merit.
- (9) **After the fact applications and fees.** Any person making application for a permit after the commencement of work requiring a permit may be charged an administrative fee. In the event the application for a permit is denied or the activity permitted does not include all of the work commenced prior to approval of said permit, the Planning Commission/Board of Adjustment or the Department may require restoration of the subject property to its condition before such work commenced, including removal of structures or improvements not approved.
- (10) **Certificate of Survey.** The Administrator or duly authorized representative may require a certificate of survey when it is determined that said survey will or may assist with the resolution of a violation.

#### Sec. 26-72 Performance Security

Upon approval of a conditional use, variance, or other permit application, the Planning Commission/Board of Adjustment, City Council, or the Administrator may, if reasonably necessary to achieve the purposes of this Chapter, require a surety bond, cash escrow, or cash deposit prior to issuing a land use permit or initiation of work on a proposed improvement or development. Said security shall be irrevocable and shall guarantee conformance and compliance with the conditions of the permit, conditional use, or variance. The amount of the security may be set at up to 150% of the estimated cost of compliance with the conditions including but not limited to vegetation establishment, stormwater plan implementation, soil stabilization, water quality protection, or pollution control measures.

#### Sec. 26-73 Right of Inspection

An applicant for any permit under this Chapter does thereby give the Administrator and/or his/her agent right of access to the premises concerned for inspection, and enforcement of this Chapter. Additionally, the Administrator and/or his/her agent are authorized to enter upon lands within the incorporated area of the City for the purpose of carrying out the duties and functions imposed under this Chapter, and/or make investigations of any violations of this Chapter and/or cause proceedings to be instituted when warranted.

#### Sec. 26-74 General Review Proceedings

**Timeline for review.** Pursuant to MN Statutes, Chapter 15.99, the Administrator, Planning Commission/Board of Adjustment or City Council must approve or deny a completed application within 60 days of a written request relating to zoning, septic system, expansions, permit, license or other approval action. Failure of the Administrator, Planning Commission/Board of Adjustment or City Council to deny a request within 60 days shall constitute approval of the request. If the Administrator, Planning Commission/Board of Adjustment, or City Council denies the request, it must state in writing the reasons for denial at the time that it denies the request.

- (1) **Completed application.** The timeline for review in this section begins upon the receipt of a completed application by the City. An application shall be deemed complete when a written request containing information required by this Chapter is submitted to the City. If the City receives a written request that does not contain all required information, the 60 day limit shall not start if the City sends written notice within 15 business days of receipt of the request telling the applicant what information is missing.



# CHAPTER 26 LAND USE

## TEMPORARY STORAGE STRUCTURES

### ARTICLE 11 SHORELAND DISTRICT STANDARDS

#### Sec. 26-322 Temporary Structures on Riparian Lots

##### (2) Temporary Storage Structures

- a) One temporary storage structures not to exceed 300 square feet may be allowed with a permit for no more than 180 days within a year provided there is a principal structure on the property.
- b) Temporary storage structures shall meet all structural setbacks, and may not be located over a septic drainfield.
- c) The maximum impervious surface limits for the lot shall not be exceeded.
- d) The structure shall not be used for human habitation.

#### Sec. 26-323 Temporary Structures on Non-Riparian Lots

##### (2) Temporary Storage Structures

- a) One temporary storage structures not to exceed 300 square feet may be allowed with a permit for no more than 210 days within a year provided there is a principal structure on the property.
- b) Temporary storage structures shall meet all structural setbacks, and may not be located over a septic drainfield.
- c) The maximum impervious surface limits for the lot shall not be exceeded.
- d) The structure shall not be used for human habitation.



### ARTICLE 12 RURAL RESIDENTIAL DISTRICT STANDARDS

#### Sec. 26-346 Rural Residential 2 (RR 2) Performance Standards

##### (5) Temporary Storage Structures

- a) One temporary storage structure not to exceed 300 square feet may be allowed with a permit for no more than 210 days within a year provided there is a principal structure on the property.
- b) Temporary storage structures shall meet all structural setbacks and may not be located over a septic drainfield.
- c) The maximum impervious surface limits for the lot shall not be exceeded.
- d) The structure shall not be used for human habitation.

#### Sec. 26-349 Rural Residential 5 (RR 5) Performance Standards

##### (6) Temporary Storage Structures

- a) One temporary storage structures not to exceed 300 square feet may be allowed with a permit for no more than 210 days within a year provided there is a principal structure on the property.
- b) Temporary storage structures shall meet all structural setbacks, and may not be located over a septic drainfield.
- c) The maximum impervious surface limits for the lot shall not be exceeded.
- d) The structure shall not be used for human habitation.

### ARTICLE 13 COMMERCIAL DISTRICT STANDARDS

#### Secs. 26-381 Corridor Overlay District Standards

- (3) The corridor overlay district prohibits the use of commercial storage, mini/self-storage, and personal storage.

**Note:** The above is meant to be a brief reference of temporary storage structure requirements. See the entire Code of Ordinances for the City of Crosslake, Minnesota, Chapter 26 Land Use for additional and complete requirements that need to be met.

<b>LAND USE TABLES</b>	<b>S D</b>	<b>RR 2 RR 5</b>	<b>S S</b>	<b>L C</b>	<b>D C</b>	<b>W C</b>	<b>C/ LI</b>
<b>(1) Agricultural Uses</b>							
Farm buildings (barns, silo, hay shed, etc.)	P	P	P	P			
Farmland: Crop growing and harvesting	A	A	A	A			
Farmland: Livestock, poultry use, including related buildings	A	A		A			
Forest land: growth, harvest	A	A	A	A		A	A
<b>(2) Residential and Related Uses</b>							
Accessory structure ≤ 1200 sq ft (see Article 36)	P	P	P	CU	CU	CU	CU
Accessory Structure > 1200 sq ft (See Article 36)	2+ac = CU	CU	2+ac = CU	CU	CU	CU	CU
Auxiliary quarters/cottage - 24' or wider	PP	PP	PP				
Controlled access lot							
Energy systems assoc. with a principal use (i.e. solar collectors and wind generators under 50KW)*	P/CU*	P		P		P/CU*	P
Garage/Yard Sales (Maximum 3 per calendar year)	A	A	A	A	A	A	A
Group home, detention or correction home (including detoxification center, rehabilitation home, etc.)	CU	CU	CU	CU		CU	
Home business	CU	CU		PP	PP	CU	PP
Home occupation	A	A	A	A	A	A	
Home: assisted living, nursing, supportive care	CU	CU		CU	CU		
Meteorological test station for wind energy conversion systems (WECS)	I	I		I		I	I
Mobile home park or development		CU					
Multi-family dwelling	CU	CU		CU	CU	CU	
Portable or temporary storage structure	P	P	P	P	P	P	P
Single-family dwelling—24' or wider	P	P	P				
Two-family dwelling—duplex	CU	P	CU				
Water-oriented accessory structures	P					P	
<b>(3) Recreational Uses</b>							
Campground, private, or commercial				CU		CU	
Shooting range, fire arms, archery - private				CU			CU
<b>(4) Civic, Educational and Institutional Uses</b>							
Athletic field/stadium; arena				CU			
Cemetery	A	A		A			
Church/Synagogue	P	P	P	P	P	P	
Transient Camps, Church Camps	CU	CU				PP	

\*--Type of Permit depends on wind energy tower height and power output



<b>LAND USE TABLES</b>	<b>S D</b>	<b>RR 2 RR 5</b>	<b>S S</b>	<b>L C</b>	<b>D C</b>	<b>W C</b>	<b>C/ LI</b>
<b>(5) Commercial and Industrial Uses</b>							
Adult uses							CU
Amusement Park				CU			
Athletic club				PP	PP	PP	
Auto body shop				PP			PP
Auto repair shop, lubrication service station				PP	PP		PP
Bank or financial institution				P	P		PP
Beauty shop, barber shop				PP	PP	PP	PP
Bed and Breakfast Residence		CU		PP	PP	PP	
Bowling Lanes				PP	PP	PP	PP
Breeding and boarding of animals				CU	CU		CU
Bulk liquid storage				CU			PP
Business or professional office space				PP	PP	PP	PP
Car wash				PP	PP		PP
Cement/concrete/redi-mix plant, permanent							P
Commercial greenhouse/nursery				PP			PP
Commercial storage building/storage unit rental				CU	CU	CU	CU
Commercial Storage Rental Building(s) containing independent bays > 800 sf				CU	CU	CU	CU
Concrete/asphalt plant, portable				I			PP
Construction and contractor services-carpentry, electrical, plumbing, heating, ventilation, mechanical, flooring, insulation, siding, etc				P	P		P
Day care facility	PP	PP		PP	PP	PP	
Demolition Landfill							CU
Dry cleaners				CU	CU		CU
Event Center (≥ 10 acres in RR5)		CU		CU	CU	CU	CU
Extractive use, mining, gravel pit, aggregate							CU
Funeral home with crematorium				CU			
Funeral Home without crematorium				PP			
Gas station/convenience store with or without fuel sales				PP	PP	PP	
Golf Course				CU		CU	
Industrial park development							CU
Liquor: On and/or off sale				CU	CU	CU	CU
Lumber yard				PP	PP		PP
Manufacturing: light in general, assembly plant, machine shop, welding shop, packaging plant				CU			PP
Marina						CU	
Medical or dental clinic				PP	PP		PP
Miniature golf				PP	PP	PP	PP
Motel/hotel				CU	CU	CU	CU
Outdoor seasonal sales				PP	PP	PP	PP
Over-the-counter print shop				PP	PP		PP
Private clubs and lodges				PP	PP		PP
Race track: horse, auto, motorcycle, go cart							CU
Recycling collection site				I			PP
Rental equipment sales and service				PP	PP	PP	PP

## **Sec. 26-752 Prohibited Materials-Residential**

The following exterior building materials are prohibited on residential properties:

- (1) Face materials that rapidly deteriorate or become unsightly such as galvanized metal, unfinished structural plywood, unfinished structural clay tile, canvas, and plastic/vinyl sheeting or other flexible material of a similar nature, except as allowed for Portable or Temporary Storage Structures.
- (2) Sheet metal, plastic or fiberglass siding, unless such siding is a component of a factory fabricated and finished panel and is enhanced with preferred materials.
- (3) Unadorned and/or painted concrete block, except exposed foundation or footing block.
- (4) Neon lighting as part of the architecture of the building or used as accent lighting for the building.

## **Secs. 26-753—26-761 Reserved**

# **ARTICLE 30 OUTDOOR STORAGE AND SALES**

## **Sec. 26-762 Purpose**

The purpose of this Article is to establish regulations to:

- (1) Limit the potential for visual impacts from the outdoor storage of materials and equipment.
- (2) Limit the safety and visual impacts resulting from the bulk storage of petroleum products and chemicals.
- (3) Regulate seasonal outdoor sales associated either with a permanent business or done by transient merchants.

## **Sec. 26-763 Application Information**

- (1) Outdoor storage performance standards in Section 26-764 shall apply to all residential and commercial properties and uses.
- (2) Bulk Storage shall require a conditional use permit in land use districts where it is allowed and comply with the performance standards in Section 26-765.
- (3) Outdoor Seasonal Sales shall require a permit with performance standards in land use districts where it is allowed. Permit applications shall include:
  - a) A general description of merchandise to be offered for sale;
  - b) Total length of time over which sales will take place;
  - c) How sales will be screened from adjacent residential properties, if any;
  - d) Type and number of temporary displays to be erected (greenhouses, tents, temporary structures).
- (4) A permit is not required for:
  - a) Garage/yard sales on private property. No more than three garage sales may be held per year.
  - b) Christmas trees sales during November and December;
  - c) Sales for a charitable organization for a limited time as determined by the Zoning Administrator;
  - d) Sales as part of a group with a City-authorized street closure or special event;
  - e) Sales in a park with the permission of the City Parks Department.

## **Sec. 26-764 Outdoor Storage Performance Standards**

- (1) On residential properties, outdoor storage of recreational equipment, boats, trailers and materials shall be confined to rear yard areas and substantially screened from adjacent residential properties and public streets. Storage of unlicensed motor vehicles and trailers shall be prohibited.
- (2) Commercial storage shall meet the standards in Section 26-738.
- (3) Exceptions. The following shall not be required to meet the outdoor storage standards:
  - a) Temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit;
  - b) Woodpiles, agricultural equipment, and materials for use on the premises;



## **START OF CONSTRUCTION**

Includes substantial improvement, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit's expiration date. The actual start is either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

## **STATE**

The State of Minnesota

## **STEEP SLOPE**

Land having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more that is not a bluff.

## **STORAGE BUILDING, COMMERCIAL**

A structure used for the storage of belongings, equipment, or materials that is not intended for human habitation and available on a rental or lease basis.

## **STORE, CONVENIENCE**

A retail store offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood and for travelers. A convenience store may also include a gas station and may be open for business for extended hours.

## **STORE, RETAIL**

A place of business usually owned and operated by an individual or group but sometimes owned and operated by a manufacturer or by large retailer in which merchandise is sold primarily to ultimate consumers.

## **STRUCTURE**

Anything constructed, placed or erected on the ground or to the ground or on-site utilities by humans, including but not limited to homes, cabins, buildings, factories, sheds, detached garages, accessory buildings, manufactured housing, recreational vehicles left on a site for more than 14 consecutive days, signs, driveways, parking lots, commercial buildings, storage buildings, deck, fences, and fish houses or similar items. For E911 purposes a structure can also include a physical point (i.e. bridge, telephone booth, tower, etc.), which is addressed for the purpose of location in emergency situations.

## **STRUCTURE, TEMPORARY LIVING**

A travel trailer, recreational vehicle, camper, or other structure (i.e. Tent) designed for human habitation without any foundation or footings which can be readily moved when a designated time period, activity, or use for which the temporary structure was erected has ceased.

## **STRUCTURE, PORTABLE OR TEMPORARY STORAGE**

A transportable building or enclosure that is not intended for human habitation but designed and used on a time limited basis primarily for temporary storage of building materials (before they are utilized for building purposes), household goods, equipment (watercraft, ATVs and RVs), and other such materials on a residential or commercial property, such as a cargo container, fabric covered portable garage/carport or instant shelters.

## **Secs. 26-1155—26-1175 Reserved**

### **ARTICLE 43 DEFINITIONS**

#### **Sec. 26-1176 Purpose**

For the purposes of this Chapter, certain terms and words are hereby defined. The word PERSON indicates a firm, association, organization, partnership, trust, company or corporation as well as the individual. The present tense includes the future tense and the singular number shall include the plural and plural shall include the singular. The words MUST and SHALL are mandatory and the word MAY is permissive; the words USED or OCCUPIED include the words INTENDED, DESIGNED or ARRANGED TO BE USED OR OCCUPIED. The words LOT, PLOT, or PARCEL are interchangeable. Specific definitions used within the Chapter, unless another meaning is clearly given, are listed below:

#### **Sec. 26-1177 Definitions.**

##### **ACCESS LOT, ALTERNATIVE**

Parcels of land that provide access to public waters for owners of riparian lots within subdivisions. These shall be used where the Planning Commission/Board of Adjustment determines that direct riparian access is not feasible due to the presence of protected vegetation, wetlands, or other critical fish or wildlife habitat.

##### **ACCESS LOT, CONTROLLED**

Any lot, tract, or parcel of land, however designated or described, intended to be used to provide accesses to public waters for owners of nonriparian lots.

##### **ACCESS PATH**

An area designated to provide ingress and egress to public waters.

##### **ACCESSORY STRUCTURE**

→ A use or structure which is incidental and subordinate to and on the same lot as the principal use or structure and does not include living quarters. Such structures include sheds, storage shelters, pole buildings, detached garages, in-ground pools and similar structures.

##### **ACCESSORY USE**

A use incident and subordinate to the main use of the premises. An accessory use cannot exist without the establishment of a primary use.

##### **ADJACENT PROPERTY**

Any portion of a lot or larger tract of land that is not over one-quarter (1/4) mile from the concerned premises, or has common property line with the concerned premises. A lot or larger tract of land that is squarely across a road, other than a Principal or minor arterial, from the concerned premises, shall be construed as having a common property line. A lot or larger tract of land that corners the concerned property shall be considered as having a common property line at such cornering point.

##### **ADMINISTRATIVE FEE**

A fee charged by the Department as set by the City Council to compensate for time spent involving the investigation and prosecution of violations, including additional expenses incurred during the investigation.

##### **ADMINISTRATOR**

The individual appointed by the Crosslake City Council to direct the City of Crosslake Planning and Zoning Department and administer this Chapter.



**MANUFACTURED HOME PARK**

Any site, lot, field or tract of land upon which two or more occupied manufactured homes are located, either free of charge or for compensation, and includes any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of the manufactured home park.

**MANUFACTURING, LIGHT**

Uses that include fabrication, welding, machining, assembly or processing of materials that are produced elsewhere, packaging of parts and finished products.

**MARINA, COMMERCIAL**

Either an inland or offshore commercial mooring facility for the concentrated mooring of more than 2 watercraft or seaplanes, wherein commercial ancillary services common to marinas are provided.

**METEOROLOGICAL TEST STATION**

Instruments and equipment installed on a tower for a specified time period to measure wind and predict wind climate and electrical energy yield of wind energy conversion systems (WECS).

**METES AND BOUNDS**

A description of real property which is not described by reference to a lot or block shown on a map, but is described by starting at a known point and describing the bearings and distances of the lines forming the boundaries of the property, or a description which delineates a fractional portion of a section, lot or area by described lines or portions thereof.

**MIDSIZED SUBSURFACE SEWAGE TREATMENT SYSTEMS**

Systems designed to treat 5000 to 10,000 gallons of effluent per day. These systems require operating permits.

**MINI/SELF-STORAGE**

A type of commercial storage fully enclosed building or buildings, containing independent bays 800 sq ft or less in area, which are leased to individuals for the storage of private property, household items, and/or other goods and materials are prohibited.

**MINIMALLY MEET THE STANDARDS OR CODES**

As applied to resort cabins, the replacement structure does not add new architectural elements, such as more bedrooms, that did not exist in the original structure.

**MOBILE HOME**

A factory-built dwelling that is not a manufactured home and used generally for year-round occupancy as a single family dwelling constructed for movement from place to place occasionally; generally less than 17 feet wide; generally requiring a special tow vehicle together with a special towing permit for travel on public highways; also used as temporary office space.

**MOBILE HOME DEVELOPMENT**

A residential area permitted by Conditional Use Permit for mobile homes to be erected on each separate lot therein.

**MOBILE HOME PARK**

A parcel of land which has been planned and improved for the rental placement of two or more mobile homes and licensed by the State of Minnesota.

## ARTICLE 36 - Accessory Structure Standards

### Sec 26-960 Accessory Structures—~~Residential Districts~~

- (1) On lots 2 acres in size or less, each residential accessory structures must meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Up to 1200 square feet in size	35	10	75	100	100	150	150	30	15	24	12

- (2) On Lots greater than 2 acres and less than 4 acres in size, residential accessory structures shall meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Up to 2500 square feet in size	35	10	75	100	100	150	150	30	15	24	12

- (3) On Lots greater than 4 acres in size, each residential accessory structure must meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Maximum impervious limit of 25% for the lot shall not be exceeded	35	10	75	100	100	150	150	30	15	24	16

- (4) A permit shall not be required for up to two accessory structures totaling no more than 160 square feet.
- (5) No accessory structure shall be used for human habitation except to allow for a permitted auxiliary quarter as listed in Section 26-314.
- (6) All setback and building height requirements shall be met.
- (7) Construction complies with all provisions of Articles 20 and 21 of this Chapter.
- (8) Semi-trailers, railroad cars, manufactured houses, or similar structures shall not be used for storage.
- (9) Accessory Structures with a footprint greater than 1200 sq ft shall require a Conditional Use Permit