

153.044 Land Use Categories Chart

A = Allowed Without A Permit

P = Permitted - Requires a Permit

I = Interim Use

C = Conditional Use

E = Excluded Use

NA = Not Applicable

Use	Zoning District										
	UR	WR	EL-R	R-1	R-2	R-3	R-4	C	RC	A	P
Boarding house	E	E	C	E	I	I	I	C	C	E	E
Campground	E	E	E	E	E	C	E	E	C	E	E
Camping; Limited	A	A	A	A	A	A	A	E	E	E	E
Camping; Construction & Reconstruction	A	A	A	A	A	A	A	E	E	E	E
Churches	C	C	C	C	C	C	C	C	C	E	NA
Controlled access lot	NA	NA	E	NA	C	NA	NA	NA	C	NA	NA
Dwelling, single-family less than 26 feet	P	E	E	E	E	E	E	E	E	E	E
Dwelling, duplex with subdivision	E	E	E	E	C	C	C	E	E	E	E
Dwelling, guest quarters	C	C	C	C	C	C	C	E	E	E	E
Dwelling, triplex-quad	E	E	E	E	E	E	C	E	E	E	E
Extractive use	I	E	E	E	E	E	E	E	E	E	E
Game farm with hunting	I	E	E	E	E	E	E	E	E	E	E
Gas station/light repair	E	E	E	E	E	E	E	C	E	E	E
Golf course	C	C	C	NA	NA	NA	NA	NA	C	E	C
Grading; 50 cubic yards or less	A	A	A	A	A	A	A	A	A	P	A
Grading; 50 cubic yards or more	P	P	P	P	P	P	P	P	P	C	P
Hangar	NA	NA	NA	NA	NA	NA	NA	C	NA	P	NA
Home occupation	I	I	I	I	I	I	I	NA	NA	NA	NA
Junk yard	E	E	E	E	E	E	E	E	E	E	E
Manufactured home development	E	E	E	E	C	C	C	E	E	E	E
Manufacturing/light industrial	C	E	E	E	E	E	E	C	E	C	E
Marina	NA	NA	NA	NA	C	NA	NA	NA	C	NA	NA
Motel/hotel	E	E	E	E	E	E	E	C	C	E	E
Motor vehicle sales, private; 2 or less	A	A	A	A	A	A	A	A	A	A	A
Motor vehicle sales, private; 3 or more	E	E	E	E	E	E	E	C	C	E	A
Motor vehicle sales, commercial	E	E	E	E	E	E	E	C	E	E	E
Nursing home/hospital	E	E	E	E	E	E	C	C	E	E	C
Off-road vehicle activity area	I	E	E	E	E	E	E	E	E	E	E

153.044 Land Use Categories Chart

A = Allowed Without A Permit

P = Permitted - Requires a Permit

I = Interim Use

C = Conditional Use

E = Excluded Use

NA = Not Applicable

Use	Zoning District										
	UR	WR	EL-R	R-1	R-2	R-3	R-4	C	RC	A	P
Outside storage	A	A	A	E	E	E	E	P	E	E	A
Parks and historical sites	C	C	C	C	C	C	C	P	P	C	A
Professional buildings	E	E	E	E	E	E	E	P	P	C	E
PUD; interval ownership	E	E	E	E	E	E	C	E	C	E	E
PUD; residential single-family	E	E	E	C	C	C	C	E	E	E	E
PUD; residential single and two-family	E	E	E	E	C	C	C	E	E	E	E
PUD; mixed use	E	E	E	E	E	E	C	C	E	C	E
PUD; commercial	E	E	E	E	E	E	E	C	C	E	E
Public buildings	E	E	E	E	E	E	E	E	P	C	P
Public recreation, trails, non-motorized	P	P	C	NA	NA	NA	NA	NA	NA	E	P
Radio/t.v. studio	E	E	E	E	E	E	E	C	E	E	E
Recreation camping area	E	E	E	E	E	E	E	E	C	E	E
Recreational facility; resort guests	E	E	E	E	E	E	E	C	C	E	NA
Recreational facility; public	E	E	E	E	E	E	E	C	P	C	P
Recreational vehicle park	E	E	E	E	E	E	E	E	C	E	E
Rentals more than 4 times per year	E	E	E	E	E	E	I	I	C	E	E
Rental units (apartments)	E	E	E	E	E	E	C	C	C	E	E
Retail stores	E	E	E	E	E	E	E	P	P	C	E
Restaurant	E	E	E	E	E	E	E	C	C	E	E
Setback, rear; 10 to 35 feet	E	E	E	C	E	C	C	E	E	E	E
Shore Impact Zone (SIZ); working within	P	P	P	P	P	P	P	P	P	P	A
Sign; area identification sign	C	C	C	C	C	C	C	P	P	P	E
Sign; residential identification sign	A	A	A	A	A	A	A	E	E	E	E
Sign; off-site, commercial	E	E	E	E	E	E	E	C	C	E	C
Sign; on-site, commercial	E	E	E	E	E	E	E	P	P	P	P
Social club	E	E	E	E	E	E	E	C	C	E	E
Snowmobile trail	A	A	A	A	A	A	A	A	A	A	A
State; licensed residential facility	E	E	P	P	P	P	P	E	E	E	E

Breezy Point Land Usage

	Sewered	Unsewered
15. Structure Setback; City ROW	35 feet	35 feet
17. Structure Setback; Side	10 feet	10 and 15 ft.
18. Structure Setback; Rear	30 feet	30 feet
19. Structure Setback; Top of bluff	30 feet	30 feet
20. Structure Setback; Wetland	30 feet	30 feet
21. Driveway Setback	5 feet	5 feet
22. Setback; 10 by 12 or smaller shed	3 feet rear and side	
23. Impervious Coverage: Maximum	30%	25%
24. Height; Primary Structure; Maximum	35 feet	35 feet
25. Height; Accessory Structure	15 feet	15 feet

(Prior Code, § 8.05, Subd. 4) (Ord. 123, passed 9-6-2005; Ord. 09-02-06, passed 9-5-2006; Ord. 10-017, 3rd Series, passed 11-01-2010; Ord. 16-01, 3rd Series, passed 05-02-16; Ord. 16-04, 3rd Series, passed 11-07-2016)

§ 153.034 MULTI-FAMILY RESIDENTIAL (R-4).

It is the intent of this district to establish and maintain a residential land use containing multi-family structures, sewerred by public sewer, developed by PUD and compatible with the natural resources of General Development lakes where applicable.

A. Allowed without a permit

1. Limited Camping on Improved lots only
2. Camping; Construction and Reconstruction with active building permit, limited to 6 months in duration
3. Grading/fill of 50 cubic yards or less
4. Private Motor Vehicles sales of 2 or less annually
5. Residential Identification Sign (up to three square feet)
6. Snowmobile Trail
7. Select Vegetation Removal

B. Permitted Uses – Requires a Permit

1. Accessory Structure cumulative up to 2% of parcel size on parcels 2 acres or more up to a maximum of 5,000 square feet
2. Dwelling; Single family 26 feet by 26 feet or wider

Zoning

§ 153.034

3. Grading/fill of 50 cubic yards or more
4. State Licensed Residential Facility
5. Storage Shed 10 by 12 ft. or smaller or no greater than 120 square feet and 12 feet high

C. Conditional Uses

1. Accessory Structure cumulative up to 1,600 sq. ft. on parcels 2 acres or less
2. Accessory Structures on parcels 5 acres or more, a cumulative maximum of 2% of the parcel size
3. Churches
4. Dwelling; Duplex with subdivision (requires zero lot line division)
5. Dwelling; Single Family with Guest Cottage no greater than 700 square feet
6. Dwelling; Triplex-Quad units
7. Manufactured Home Development
8. Nursing home/hospital
9. Parks and Historical Sites
10. PUD; Interval Ownership
11. PUD Residential single and/or two family
12. PUD; Mixed Use
13. Rental Apartments
14. Revised rear Setback; a minimum of 10 feet up to the required 35 feet
15. Area Identification Sign
16. Used Structure moved on site
17. Open Vegetation Removal

D. Interim Uses

1. Boarding House
2. Home Occupation
3. Residential Rentals more than 4 times per year

E. Excluded or Prohibited Uses: In addition to the following shown uses, uses **not** listed as Allowed, Permitted, Conditional or Interim are prohibited.

1. Accessory structure without a principle structure
2. Dwellings less than 26 feet wide
3. Adult uses Principal or Accessory
4. Motel/Hotel

Breezy Point Land Usage

§ 153.034

F. Similar Uses: Uses listed as Permitted, Conditional, Interim and Prohibited in this zone shall not be considered all inclusive. Uses similar to those listed may also be considered.

G. Lot Size, Setback, Height and Use Requirements for this sewer district:

1. Single Family Lot Area; minimum	10,000
2. Lot Area; with Guest Dwelling	17,500
3. Lot Area; Duplex	20,000
4. Lot Area; PUD; 3 units minimum	30,000
5. New Subdivision Lots	2 acres
6. New Subdivision with Guest Dwelling	4 acres
7. New Subdivision; Duplex	4 acres
8. New PUD; 3 units minimum	30,000
9. Lot Width; Single Family minimum	75 feet
10. Lot Width; minimum with Guest Dwelling	
11. Lot Width; Duplex	150 feet
12. PUD; Minimum Lot Width	190 feet
13. Lot Frontage on Public ROW	33 feet
14. Structure Setback; County ROW	35 feet
15. Structure Setback; City ROW	35 feet
16. Structure Setback; Rear	35 feet
17. Structure Setback; Side	20 feet
18. Structure Setback; Between buildings	15 feet
19. Structure Setback; Top of bluff	30 feet
20. Structure Setback; Wetland	30 feet
21. Driveway Setback	20 feet
22. Setback; 10 by 12 or smaller shed	3 feet rear and side
23. Impervious Coverage: Maximum	30%
24. Height; Primary Structure; Maximum	35 feet
25. Height; Accessory Structure	15 feet

(Prior Code, § 8.05, Subd. 5) (Ord. 123, passed 9-6-2005; Ord. 09-02-06, passed 9-5-2006; Ord. 16-01, 3rd Series, passed 05-02-16)