

Shoreland Property FAQ - Pine County, MN

1.) Do I need a permit to build a structure or addition on my shoreland property?

Yes. All shoreland in Pine County is regulated by the Pine County Shoreland Ordinance except for shoreland in the townships of Arna, Pokegama, and Windemere, as well as all of the Pine County cities, which have their own regulations over shoreland properties. Buildings, decks, and unlicensed trailers and RV's are considered structures. Patios, slabs, and sidewalks are not.

2.) What are the minimum lot sizes and lot width requirements if I choose to subdivide my shoreland property?

Lot size (sq ft) and lot width requirements will vary based on your water body's classification within the Shoreland Classification System. Section 4.1 of the Shoreland Management Ordinance lists all Pine County public waters and their respective classifications. Once you have determined your water body's classification, turn to section 5.0 of the Pine County Shoreland Ordinance to determine the minimum lot area and width.

3.) What are the basic setback requirements for my shoreland property?

Ordinary high water level (OHWL), aka water body boundary, setbacks will vary based on your water body's classification within the Shoreland Classification System. Section 4.1 of the Shoreland Management Ordinance lists all Pine County public waters and their respective classifications. Once you have determined your water body's classification, see Section 5.21 to determine necessary setbacks. Sect. 5.21 also states that where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the OHWL, provided it is not located in the shore impact zone or bluff impact zone. See Definitions in Section 2.7 of the ordinance for assistance with key terms. Additional setbacks include 30' from the top of a bluff, 20' from a road right of way, 5' from lot line to building sidewall (3' to eaves), and 50' from an unplatted cemetery.

4.) Do I need a permit for clearing vegetation along the shoreline?

Intensive vegetation clearing within the shore and bluff impact zones and on steep slopes is not allowed except for agricultural or forest management uses. In these areas, limited clearing of trees and shrubs is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways, landings, etc provided that the screening of structures and vehicles from the water is not substantially reduced. Also, along rivers, existing shading of water surfaces must be preserved. These restrictions do not exist for trees that are dead, diseased, or safety hazards.

5.) Do I need a permit to grade, fill, or excavate on my shoreland property?

A Grading and Filling permit is required for the movement of more than ten (10) cubic yards of material on steep slopes or within shore or bluff impact zones. This includes rock used for riprap. Grading and filling outside of these areas does not require a permit, however you still need to contact the Planning and Zoning office to get a soil erosion control plan.

6.) What are the regulations for riprap?

Riprap is allowed only where there is a demonstrated need to stop erosion. Riprap placement below the ordinary high water level is regulated by the DNR. Riprap above the ordinary high water level is regulated by Pine County when more than 10 yards of material is being used. If you are interested in putting in riprap it is important that you read the following DNR fact sheet to make sure your project is compliant with state regulations.

http://files.dnr.state.mn.us/publications/waters/shoreline_alterations_riprap.pdf

7.) What if I find this confusing and I want further interpretation of regulations?

Call the Pine County Planning and Zoning office at 320-216-4220. We are happy to help you maintain compliance with shoreland regulations.