

The Property Owner's Resource Guide

A place in Carlton County



A Reference Guide to the Carlton County Planning and Zoning

(See Official Ordinance for specific details on land use in Carlton County)

Carlton County Planning and Zoning, Carlton, MN

Contents

Carlton County Land Use Ethic	3
Knowing Your Responsibilities	4
Purchasing Property	5
Building a Home	6
Water Supply	7
Individual Sewage Treatment Systems (ISTS)	8
Protecting Wetlands	9
Shoreland	11
Keeping Records	BC

What You Need to Know as a Carlton County Landowner

Information

Who to Contact

Land Use Permits

Before accessing or building on land in the county, contact the Carlton County Planning & Zoning Office to obtain zoning requirements and information. If located within the city limits of Barnum, Carlton, Cloquet, Cromwell, Kettle River, Moose Lake, Thomson, Thomson Township, Wrenshall or Wright contact the city or township clerk.

Carlton County Planning & Zoning Office:
218-384-9176

• Barnum: 389-6814	Moose Lake: 485-4010
• Carlton: 384-4229	Thomson: 384-3808
• Cloquet: 879-2507	Thomson Township: 879-9719
• Cromwell: 644-3570	Wrenshall: 384-3680
• Kettle River: 273-4662	Wright: 384-4185

Sewage Treatment Systems

State law regulates sewage treatment system installation, including separation distance from wells, buildings, and property lines. Carlton County has additional restrictions.

Carlton County Planning & Zoning Office:
218-384-9176

DNR Protected Waters Permit/Stream and Lakeshore Projects

Permits are needed for docks, culverts, beach development, stream/lakeshore stabilization, and stream crossings.

• Minnesota Department of Natural Resources: 218-834-6620

Drinking Water Wells

All wells must be registered with the State of Minnesota. Well driller should take care of registration.

• Water Testing – Carlton County Zoning: 384-9177
• Minnesota Department of Health, Well Management Unit: 218-723-4642

Well drillers

• Look under "Well Drilling and Services" in the Yellow Pages of your telephone book

Solid Waste Management

Household garbage, demolition material. Recycling and Household Hazardous Waste.

• Solid Waste Officer: 218-384-9176
• Carlton County Recycling 384-9178
• Toll free 1-800-862-3760

Surface Water Use

Water use permits are required before diverting, withdrawing, impounding, or distributing any surface water.

• Minnesota Department of Natural Resources: 218-834-6620

Water Quality Protection

Livestock manure, pesticides, sediment, and other pollutants should be prevented from reaching surface water or groundwater. Water quality testing services, pollutants, and spills.

• Carlton County SWCD: 218-384-3891
• Minnesota Pollution Control Agency: 218-723-4660
• Water Plan Coordinator: 218-384-9178
• Carlton County Health Nurse: 218-849-4511

Wetlands

The Carlton County Planning & Zoning Office regulates activities in wetlands and permits are required.

• Carlton County Planning & Zoning Office: 218-384-9176
• Cloquet 218-879-2507
• Wright 218-384-4185

Electrical Power

• Minnesota Power: 218-722-2625
• Lake Country Power: 218-273-4111 or 800-432-3739

Fire Protection/Burning Permits

• Minnesota Department of Natural Resources: 218-834-6620



This project was funded in part by the Coastal Zone Management Act, by NOAA's Office of Ocean and Coastal Resource Management, in conjunction with Minnesota's Lake Superior Coastal Program.



Writing and production:
Kathleen Preece, Write it Right,
Bemidji, MN

© 2004 by Carlton County

Carlton County Land Use Ethic

in Carlton County



Carlton County is blessed with an abundance of natural resources. Within its boundary are beautiful lakes and streams, vast forest lands, and a wide variety of wildlife.

The county offers premier trout fishing in the Nemadji River basin streams.

The "Carlton County Planning & Zoning Ordinance" was written to protect these resources and the lifestyle they provide. It is a "tool" to sustain and enhance the resources of Carlton County, so that its residents and visitors can enjoy the amenities they expect from this land.

The Ordinance divides the county into a zoning districts, within which the county regulates the use of the land and

placement of structures. Ultimately, it is expected that the guidance provided by the Ordinance for these districts will

encourage the most appropriate use of the land, respect economic and natural environmental values, and recognize the rights and concerns of property owners and land use patterns that evolved prior to the adoption of this Ordinance.

We encourage you to read this Property Owners

Resource Guide, and check out the Commonly Asked Questions sections. If all of your questions are not answered (and we don't expect they will be!), contact the Carlton County

Carlton County honors its past, but looks to the future by accommodating a diversity of lifestyles and economic bases, sharing its beauty and accepting its share of responsibility for the stewardship of the area.

Why Carlton County?

- Space, privacy, and quiet?
- Aesthetic beauty of the Arrowhead Region?
- Clean air and water?
- A healthy environment?
- Establish a location for a permanent home?
- Have space for garden, animals, and pets?
- Other reasons?

Planning & Zoning Office for more assistance and additional resources.

Knowing Your Responsibilities

in Carlton County

Zoning Districts

Zoning districts were established in Carlton County in 1968, updated in 2004, through an elaborate public hearing process. These districts were established to guide the appropriate use of the land as it relates to the geology, soils, waters, vegetation and the people of Carlton County. Parcel size was the main contentious issue in the update.

Zoning districts define how land may be used, such as the minimum size of lots, height of structures, setbacks and other features. The purpose of land use

planning is to provide for orderly development and to minimize conflicts between uses that are incompatible.

Although lots with buildable area as small as $\frac{1}{2}$ acre are allowed, the majority of Carlton County is zoned to require minimum actual lot size ranging from 1 to 20'.

The Zoning Ordinance permits certain land uses in each zone. Additional uses, called conditional uses, may be permitted if the use is limited as to size and extent, and is approved by a public hearing process.

Zoning maps are available in the Carlton County Planning & Zoning Office located in the courthouse in Carlton.

Zoning Permits

Zoning permits are required for activities such as building a home or other structure, home additions or decks, privacy fences, and installing sewage treatments systems.

Are you considering buying/building?

A CHECK LIST

If you are considering buying land, use the Checklist in **TRACK I**. If you are buying land that has improvements on it (a house or other structures) use **TRACK II** also.

TRACK I Checklist for undeveloped land

Is your intended use permitted in the zoning district?

(Hint: Check with the Planning & Zoning Office to find the district and requirements)

☐ Yes ☐ No

Do you know where your property lines are?

(Hint: Check with the Planning & Zoning Office for a list of surveyors).

☐ Yes ☐ No

Is the site appropriate for your intended use?

(Hint: Check on such details as the availability of utilities, legal road access, proximity to the water table, soil type and wetlands. The basic well type can be determined by a licensed sewage treatment system designer or licensed soil scientist.)

☐ Yes ☐ No

Are there activities present or allowed in the area that may be undesirable to you? (Consider gravel pits, dog kennels, dusty roads).

☐ Yes ☐ No

Have you acquired necessary permits before starting your project? (Such as constructing an access road or building a structure).

☐ Yes ☐ No

TRACK II Checklist for developed property

Do the improvements meet the minimum requirements of the zoning district?

☐ Yes ☐ No

Does the property have a sewage treatment system Certificate of Compliance and evidence of regular maintenance?

(Hint: The seller should be able to provide a Certificate of Compliance and cleaning receipts.)

☐ Yes ☐ No

Has the property had a Point of Sale sewage treatment system inspection and water quality test?

☐ Yes ☐ No

Do you know the utilities and property tax costs for the prior two years?

☐ Yes ☐ No

Have you met your potential neighbors?

☐ Yes ☐ No

**Note: There can be serious consequences for wetland and other soil disturbances. (Hint: contact the Planning and Zoning Office before altering the property.)*

Some commonly asked questions

Q *If I have a land use question, what can I bring in to the Planning & Zoning office to help get an answer?*

A - Sketch of property

- Photos
- Legal description of property
- Sewage treatment system info
- PIN (parcel identification number)

Q *Who handles land use disputes between neighbors?*

A Generally, legal disputes are civil matters between individuals and need to be handled on this basis. However, the Planning & Zoning Office can provide assistance on setbacks and other zoning requirements.

Did you know?

- Land use is regulated throughout Carlton County.

- A permit is required for the construction of a building, addition, or other structure, as well as any soil disturbing activities such as grading, filling or excavation.

- Each newly created lot must have adequate sites for two sewage treatment systems.

- A permit is required for sewage treatment system installations and repairs. We require

septic system *design* done by a licensed *designer*, a licensed installer or the land owner may install the system. The permit must be obtained jointly by the contractor and property owner. Generally, the first step in lot development is to meet with a septic designer and arrange for a site evaluation to determine where the sewage treatment system will be located. A septic or zoning permit will not be issued until after the site is determined to have acceptable soils.

Purchasing Property

in Carlton County



Setbacks

- When buying property, it is important to be aware of required setback distances from roads, lakes, and streams to find a suitable place for the home, driveways and sewage treatment system. The buyer should contact the Planning & Zoning Office (218-384-9176) for assistance in this.

Wetlands

- Wetlands are a welcomed amenity to many properties and perform valuable functions. They are also protected from alteration or destruction. For the location of wetlands on your property, information about filling wetlands, and/or the cost of mitigating wet-

land impacts, contact the Planning & Zoning Office: 218-384-9176.

Utilities

- Find out if utilities are available at the site.

Boundaries

- Know your boundaries! Most of the properties within the city limits as listed on page 2 have been surveyed. All property in Carlton County has a legal description, but not all the property has been surveyed. Do not rely on the county plat book or USGS Quadrangle maps to show property lines. They are only a guide. It is very highly recommended to have a private

surveyor find your property boundaries if you are buying a small lot or planning on building close to a property boundary. Call the Carlton County Planning & Zoning Office for a list of local surveyors.

Hidden and 'Other' Costs

- Consider some of the "other" and sometimes "hidden" costs, such as snow removal services, and distance to schools (bus service is not guaranteed). The soil type (or lack of soil) can affect the cost of building a home, as can the topography of the land. Expense may be incurred for grading, removing/adding soil, and leveling rock.

Building a Home

in Carlton County



Things to consider ...

Choosing a location for your home

Whether you are landscaping your property, building a cabin, or designing a resort, each parcel of land has limitations for development. These may include the type of soil, steep slopes, wetlands, native vegetation, and other natural features.

The most important step in getting started is to draw a detailed map of your property. Using a topographic map will help. Note these important features:

- hills and sloping areas
- location of roads and driveways
- potential building sites
- drainage patterns
- sewage treatment systems
- existing vegetation
- wildlife habitat
- land features such as wetlands and rock outcrops
- water wells
- underground cables, pipelines, and overhead wires
- distance from any lakes and streams

Other than the building site, what about the rest of the land?

- Considering limiting the amount of lawn on your property. Native vegetation will lower maintenance while enhancing aesthetics and habitat value.
- Think about ways to landscape that can help maintain the quality and aesthetics of the waters on your land.
- Consider retaining and planting native trees and shrubs that provide food and shelter for wildlife, and buffer

harsh winter winds and provide shade and screening.

- Plan roads and driveways to follow contours of the land.

• Note: Current law requires that natural buffers be retained along streams and lakes for water quality protection and wildlife habitat.

Some commonly asked questions

Q *Do I need to "tell" anyone I am building a structure?*

A Yes. You must obtain a zoning permit from the Carlton County Planning & Zoning Office.

Q *How do I know if my land is "buildable?"*

A This is determined by a number of factors, including how wet the site is, if the land can support a structure and sewage treatment system, and the minimum lot size. Structures and roads must also meet required setbacks.

Q *Do I need a zoning permit to change the size and shape of my house, including a deck?*

A Yes.

Q *How far away from a lake or river does my structure need to be?*

A Required setback distances vary depending on the classification of the stream or lake. (See page 11).

Q *Do I need a zoning permit to re-side or re-roof my house?*

A No, not unless you are changing the size, shape, or height of the building.

Q *Are there limits to the size of my home?*

A The property must be able to support two on-site sewage treatment systems and the use must be consistent with the uses permitted in your land use district. There are building limitations on the amount of the lot covered by impervious surfaces. Impervious surfaces include roofs, driveways, paved areas and septic systems.

Q *Can a business be operated in my home?*

A This is not permitted except when it meets certain criteria. Dependent upon type of business and zoning district. Contact the Carlton County Planning & Zoning Office for details.

Q *Are fences or gates considered structure and do I need a Land Use Permit to build them?*

A Yes. A permit is required for privacy fences. Fences on shoreline and corner lots must meet setback requirements.

Q *My son wants to build on one acre of my 10 acres of land. Can he do so?*

A Maybe. The answer depends on the lot size permitted by the zoning district where your property is located.

Water Supply

in Carlton County



The Water Well

The design, location, construction and abandonment of the well is regulated by the State of Minnesota. A private water well must be located and constructed to protect it from surface waters and from seepage from sources of contamination. (see map on page 8)

Water Quantity

The average person uses approximately 75 gallons of water per day. Water use does not occur evenly over the course of a day and water systems must often meet the needs of many uses during short periods of time. These times, called "peak use periods" usually last from 30 minutes to two hours and usually occur near mealtimes, laundry periods, and before bedtime.

A water system must be able to meet both total gallons per day and peak use demands. The water system flow rate is the quantity of water delivered in gallons per minute. The flow rate should at least equal the peak use rate (the greatest water demand likely to occur at one time), and should be capable of maintaining this rate continuously for one to two hours.

Note that a bedrock aquifer, as found in many areas in Carlton County, often results in low water yields.

Water Quality

A safe source of water should meet U.S. Environmental Protection Agency (EPA) primary drinking water standards. Commonly, water is tested for the presence of nitrate and coliform bacteria, indicators of well water contamination.

Contact Planning & Zoning Office for water test bottle and instructions.

The well must be registered with the Minnesota Dept of Health.

Check list

- ☐ Is your drinking water located the proper distance from your sewage treatment system?
- ☐ Do water tests confirm there is no coliform bacteria or nitrate contamination?
- ☐ Is the well constructed by state licensed well driller?

Some commonly asked questions

Q Do I need to "tell" anyone I am constructing a well?

A Yes, Contact the Minnesota Department of Health, Well Management Unit at (218) 723-4642 for a free permit. Wells must be properly located (setbacks from sewage treatment systems, structures and property lines) and installed. Licensed well drillers will ensure compliance.

Q I want the water in my well tested. Who can do this for me?

A Contact Planning & Zoning Office for water test bottle and instructions.



Individual Sewage Treatment Systems (ISTS) in Carlton County

Most town and city dwellers rely on a public waste water treatment system for sewage management. While public waste water treatment systems may be available to some rural dwellers, most rely on private individual sewage treatment systems.(ISTS)

The design and installation of ISTS is regulated by State Rules through the Carlton County Planning & Zoning Office. ISTS must be designed by State licensed contractors. A list of contractors can be obtained at the Planning & Zoning Office.

Maintenance and Care

1. Good vegetative cover should be maintained over the soil treatment system, however, do not plant trees or shrubs because the roots may clog the distribution lines.

2. Do not drive over the soil treatment system and maintain snow cover in the winter to prevent the area from freezing.

3. Use water-conserving fixtures like low-flow shower-heads and toilets.

4. Distribute wash loads evenly throughout the week to avoid overloading the system with large amounts of water.

5. Wash only full loads in the dishwasher and washing machine. Consider a front-loading washing machine because they use less water.

6. Use liquid detergents (powdered detergents add fine particles that may clog the soil treatment system).

7. Reduce the use of harsh cleaners and antibacterial soaps.

8. Do not use a garbage disposal or dispose of vegetables, meat, fat, oil, coffee grounds and other undigested food products in the sewage treatment system.

9. The septic tank MUST be periodically cleaned (pumped) to remove floating scum and sludge that accumulate. If this material is allowed to enter the soil treatment system (mound or trench) it will cause expensive and often irreparable damage.

10. Route roof drains and drain tile away from the drain-field.

11. Do not dispose of solvents, paints, antifreeze, and chemicals down the drain.

12. DO NOT USE starters, feeders, cleaners and other additives. There is no quick fix or substitute for proper operation and regular maintenance.

Check list
Maintenance and Care
Good vegetative cover
Do not drive over soil treatment
Water conserving

Do You Know ...

Septic System Setback Requirements

Buildings

- 10 feet from septic tank
- 20 feet from treatment area

Shoreland

- 100, 150 feet from the ordinary high water level, depending upon DNR protected waters classification, from any component of the sewage treatment system.

Property Line

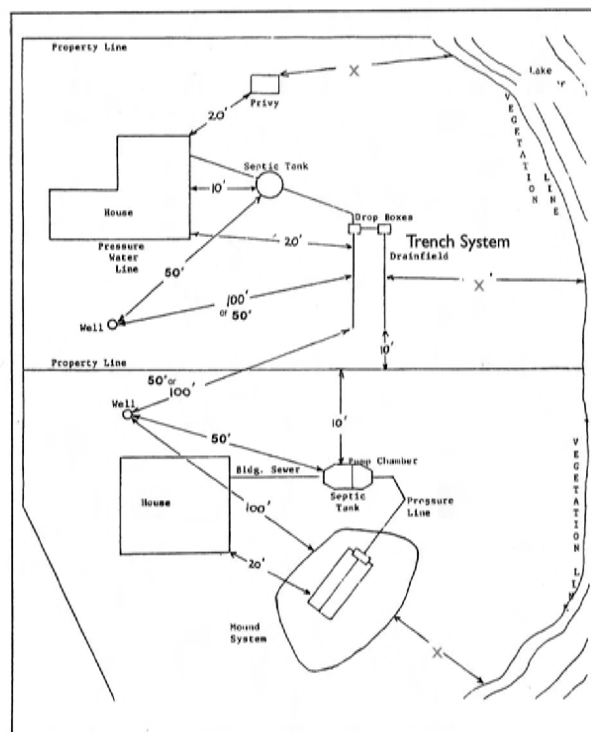
- 10 feet from any component of the septic system.

Road Right of Way

- 10 Feet from any component of the septic system.

Well

- 100 feet from the treatment area if well has less than 50 feet of casing and does not encounter 10 feet of impervious material.
- 50 feet from the treatment area if well has more than 50 feet of casing or encounters 10 feet of impervious material.



x = setback from lake depends on classification of lake.

CLASSES OF PUBLIC WATERS	SETBACKS		CLASSES OF PUBLIC WATERS	SETBACKS	
	STRUCTURE	SEWAGE TREATMENT SYSTEM		STRUCTURE	SEWAGE TREATMENT SYSTEM
LAKES			RIVERS		
Natural Environment	150	150	Remote	200	150
Recreational Development	100	100	Forested	150	100
General Development	75	100	Tributary	100	100

Some commonly asked questions



- Q** *Can I install my own sewage treatment system? Do I even have to have a sewage treatment system?*
- A** You can install your own sewage treatment system. Must be designed by a licensed designer. (You are required to have a sewage treatment system if any structure has plumbing. If your structure does not have plumbing, an outhouse is acceptable.)
- Q** *What permits are needed to install a sewage treatment system; who do I contact?*
- A** An application is submitted by the licensed installer or the homeowner; to the Planning & Zoning Office.
- Q** *What is a Certificate of Compliance?*
- A** A Certificate of Compliance shows that at the time of inspection, the sewage treatment system was installed properly. It is issued after a new system has been properly installed or can be granted for an old system after an inspection.
- Q** *Do I need a sewage treatment system certificate if I am just going to build a shed?*
- A** Yes, if the property is within a shoreland area you must have a sewage treatment system certificate of compliance.
- Q** *Why?*
- A** The Carlton County Board believes that public health should be the first area of improvement.
- Q** *Who tells me what type of system I need?*
- A** The licensed ISTS designer can make this determination based on soil and site conditions, and specific needs of the owner.
- Q** *How is the type of system needed on my property determined?*
- A** The type of system is determined by soil texture, depth to water table, proximity to surface waters, and the number of people it is intended to serve.
- Q** *How do I know if the sewage treatment system now existing on my property works? Who is responsible for checking it?*
- A** If buying property, even with a Certificate of Compliance, it is wise to hire a sewage treatment system inspector to conduct a Point of Sale inspection. A compliance inspection is required before transfer of property within a shoreland area.
- Q** *I want to sell my home. The buyer wants a Point-of-Sale inspection of my sewage treatment system. Who do I contact to do this?*
- A** A state-licensed sewage treatment system Inspector or Designer I should be contacted. A list can be obtained from the Carlton County Planning & Zoning Office, or downloaded from www.pca.state.mn.us/program/ists/ists.xls

Protecting Wetlands

in Carlton County

Wetlands are areas that are consistently wet enough to support water-loving plants. They are determined by the soil, vegetation, and water conditions. Some wetland types have open water; most do not. Wetland functions depend on the characteristics of the particular wetland. Wetlands can improve water quality, recharge groundwater, store water, and provide wildlife habitat.

Wetlands are very common in Carlton County and most contractors are trained to recognize wetlands. Personnel from the Planning & Zoning Office or Soil and Water Conservation District can also assist in determining if a wetland exists on your property.

Despite their benefits, wetlands have been considered a nuisance and have been drained or filled for agricultural production or urban development.

Wetland management

When you submit a zoning permit to Carlton County, the application must address wetlands, waters, and vegetation management AND provide evidence that the activity you are proposing conforms to the standards of the Carlton County Planning & Zoning Ordinance.

If you anticipate any wetland disturbance, contact the Carlton County Planning & Zoning Office for specific regulations

Carlton County still has over 94 percent of its pre-settlement wetlands and supports their protection.

TECHNICAL DEFINITION

Wetlands are "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

continued page 10

Protecting Wetlands

continued from page 9

Road Building

If you and/or your contractor plan to construct an access or driveway across a wetland, remember that a permit from the Planning & Zoning Office, and an access permit from the appropriate road authority is required. The permitting process will review any potential wetland impacts.

Following are a few suggestions that will save time, money, and avoid compliance problems.

- The absence of cattails, water lilies, or even standing water does not guarantee you won't be working in a wetland. In

fact, some wetland types hold surface water only a few weeks a year.

- A common misconception is that seasonal rains increase and droughts reduce wetland size when, in fact, the true relationship is between the soil, the water table interacting with that soil, and those plants adapted to wet soil conditions.

- If the work site includes tag alder, black spruce, willow, tamarack, white cedar, or black ash, chances are the site is a wetland. If you are in doubt, contact the Planning & Zoning Office or the Soil and Water Conservation District (834-3891).

For your information...

Wetlands perform important functions. These functions include:

- Fisheries Habitat
- Wildlife Habitat
- Shoreland Protection
- Groundwater Protection
- Stormwater Protection
- Public Recreation
- Floral Diversity/Plant Habitats
- Groundwater Recharge

Some commonly asked questions

Q Are there different types of wetlands?

A Yes. Wetland classes described by the U.S. Fish and Wildlife Service are used to evaluate wetlands in Carlton County. They are listed as "wetland types;" we classify eight different types. The differences between these types are the variations of water conditions, kinds of plants, and soil conditions.

Q When does a landowner need a permit to fill a wetland?

A In some cases, the permitting process can take a long time if state and federal permits are needed. Plan ahead.

Q Is the county the only governmental entity regulating activities around wetlands?

A No, both the federal and state agencies may require permits.

Q Do I need a permission to build a driveway?

A A driveway access needs a permit from the road authority. You will need to contact either your township or the County Highway department depending on the type of road you will access. If the driveway crosses a wetland, you may also need a permit from the Planning and Zoning Office.

What can you do?

- Don't fill or alter wetlands even if they are only wet during the spring.

- Consider restoring drained or filled wetlands.

- Avoid contamination of the waters on your land by avoiding or minimizing the use of fertilizers and pesticides.

Check list



☐ Plan ahead:

Begin planning well in advance of the anticipated construction starting date. If you suspect wetland disturbances will occur, contact the Carlton County Planning & Zoning Office (218-384-9176) and the Army Corps of Engineers (218-834-6630) before you begin. In many cases, a site visit can be arranged and a determination made that will avoid unnecessary delays. Permitting can take up to 6 months in some instances. Wetland impacts are calculated in square feet.

☐ Road location and layout:

Use the natural topography as an aid in road layout and keep in mind a reasonable attempt to avoid and minimize the impact must be demonstrated. A "dogleg" design can often be used to avoid wet areas. A curved road also limits the line of site and promotes privacy.

☐ Driveway size:

Consider reducing road width when possible by using construction methods that do not require ditching, grading, or filling. This approach further minimizes impacts while accommodating snow removal.

☐ Stream or waterway crossing:

If development requires crossing a stream or waterway, contact the Minnesota Department of Natural Resources-Division of Waters (218-834-6620) for the classification or status of the waterway. A permit is needed for building a bridge or placing a culvert, if not from the DNR then from Carlton County.

Shoreland

in Carlton County

The consequences of uncontrolled or unplanned shoreline development can be disastrous. Overdeveloped and poorly designed shoreland areas degrade the entire water body.

Increasing demand for shoreline building sites has led to skyrocketing land costs and intensive development. To protect the integrity of the shoreland and water body, Carlton County has established lot area and width standards dependent on the lake classification.

Sound management of our shorelands in Carlton County is important and will help maintain high water quality, sustain property values, and retain the scenic quality of our lakes, rivers, and streams.

Things to Consider When Developing Shoreland

- leave a buffer strip of natural vegetation along shoreline
- limit amounts of impervious surfaces

- maintain natural vegetation and minimize lawn area
- retain trees and shrubs for natural screening
- do not disturb steep slopes
- leave aquatic vegetation to protect shorelines from erosion
- minimize or eliminate the use of pesticides and fertilizers
- minimize the amount of clearing for a beach and dock

Some commonly asked questions

Q What is shoreland?

A "Shoreland" in Carlton County is defined as all property within 1,000 feet of a lake, pond, or flowage, or 300 feet of a river or stream.

Q How are shorelines managed?

A In order to provide a better management and protection tool for shoreland development, a lakes classification plan was developed and adopted for the county's public waters. The public waters of Carlton County are classified by the Department of Natural Resources:

Lakes

- a) General Development
- b) Recreational Development
- c) Natural Environment

Rivers

- a) Remote
- b) Forested
- c) Tributary

Q What are the guidelines?

A Carlton County has set standards for land activities on shoreland areas. For instance:

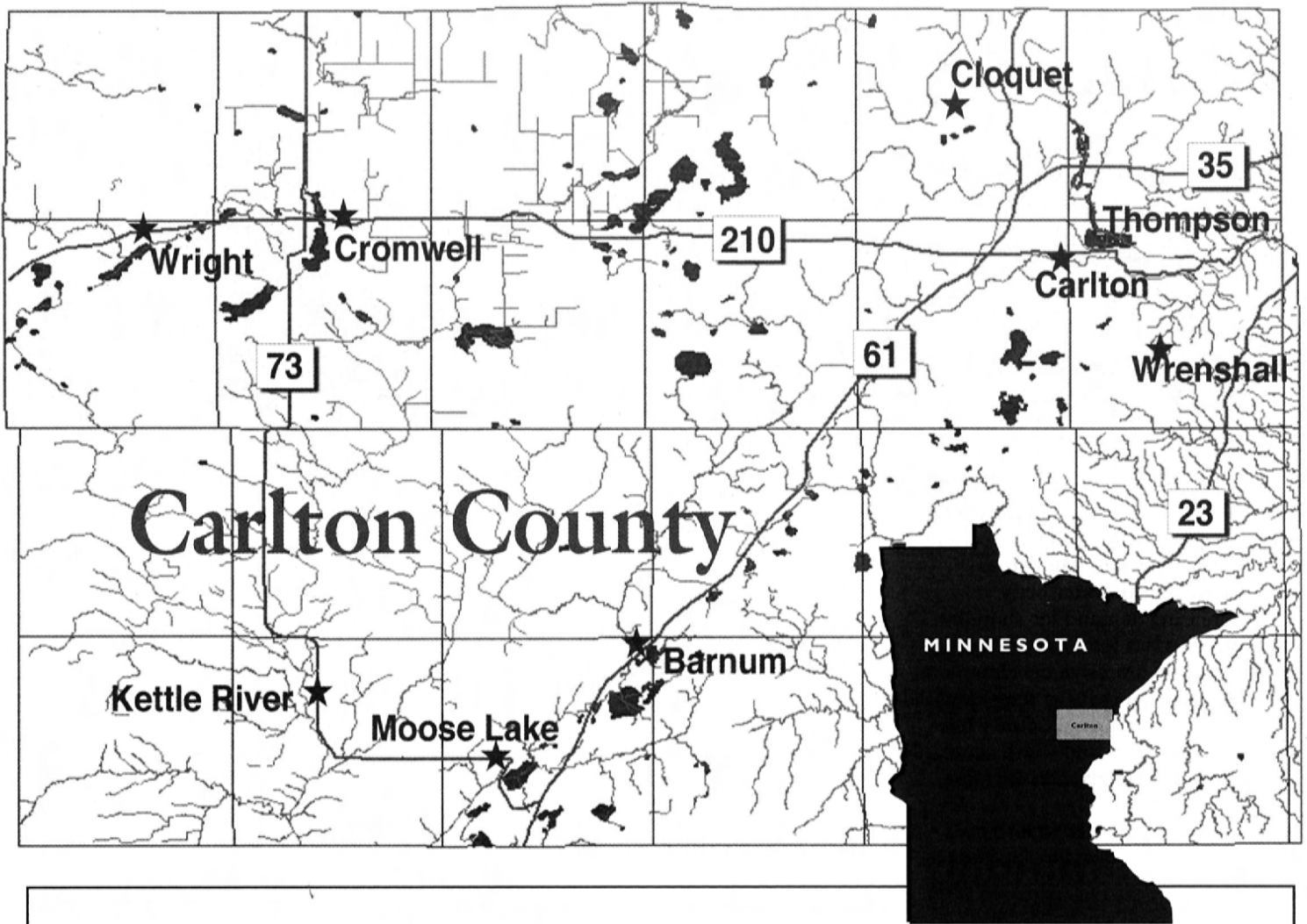
- No structures, except decks, piers, and docks, shall be placed at an elevation such that the lowest floor, including basement floor, is less than three feet above the ordinary high water level.

- Alteration of vegetation is regulated. Selective removal is allowed to provide a view corridor to water and also to accommodate placement of stairways, picnic areas, access paths, watercraft access, etc.; however, that removal must leave sufficient cover to screen cars, dwellings, and other structures from view from the water.

Lot with residential structure type:

	Natural Environment		Recreational Development		General Development	
	Non-Sewered	Sewered	Non-Sewered	Sewered	Non-Sewered	Sewered
Single family	80,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.
Duplex	120,000 sq. ft.	70,000 sq. ft.	80,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.	35,000 sq. ft.
Triplex	160,000 sq. ft.	100,000 sq. ft.	120,000 sq. ft.	60,000 sq. ft.	60,000 sq. ft.	50,000 sq. ft.
Quad	200,000 sq. ft.	130,000 sq. ft.	160,000 sq. ft.	80,000 sq. ft.	80,000 sq. ft.	65,000 sq. ft.

Sewered = public sewer system vs. non-sewered = ISTS



Keeping Records

Legal Description of Your Property:

Parcel Code/Tax ID#: _____
 Land Use District: _____
 Your Property Address (911 system address): _____

Your Well Driller: _____

Date drilled: _____
 Unique well number: _____
 Type of well: _____
 Depth of well: _____
 Depth of casing: _____
 Yield rate: _____
 Well casing diameter: _____
 Location of well: _____
 Last date water tested: _____

Your Septic System Designer/Installer: _____

Date installed: _____
 Type of system: _____
 Location of system: _____
 Last date system was cleaned: _____

Name of Property Owner When Installed: _____

Year of Certificate of Compliance: _____
 Sewage Treatment System #: _____

Other:

Visit us at: co.carlton.mn.us/planning_and_zoning.htm