

**Minimum Lot Area, Water Frontage & Lot Width Requirements – Lake & Rivers**

(Section 6. Subp. 2, Shoreland Management Ordinance dated July 1, 2021)

	LAKES			RIVERS		
	GD	RD	NE	U & T	Ag	Trans
<b><u>RIPARIAN LOTS</u></b>						
<b>Lot Area (Ft <sup>2</sup>)*</b>						
Single Family Residential	20,000	40,000	80,000	No Minimum Lot Area Requirements for Rivers and Streams		
Duplex	40,000	80,000	120,000			
Triplex	60,000	120,000	160,000			
Quad	80,000	160,000	200,000			
<b>Buildable Area (Ft <sup>2</sup>)*</b>						
Single Family Residential	8,400	8,400	8,400	8,400	8,400	8,400
<b>Water Frontage &amp; Lot Width (Ft)**</b>						
Single Family Residential	100	150	200	100	150	250
Duplex	180	225	300	150	225	375
Triplex	260	300	400	200	300	500
Quad	340	375	500	250	375	625
<b><u>NON-RIPARIAN LOTS</u></b>						
<b>Lot Area (Ft <sup>2</sup>)*</b>						
Single Family Residential	40,000	40,000	80,000	No Minimum Lot Area Requirements for Rivers and Streams		
Duplex	80,000	80,000	160,000			
Triplex	120,000	120,000	240,000			
Quad	160,000	160,000	320,000			
<b>Buildable Area (Ft <sup>2</sup>)</b>						
Single Family Residential	8,400	8,400	8,400	8,400	8,400	8,400
<b>Lot Width (Ft)</b>						
Single Family Residential	150	150	200	N/A	N/A	N/A
Duplex	265	265	400	N/A	N/A	N/A
Triplex	375	375	600	N/A	N/A	N/A
Quad	490	490	800	N/A	N/A	N/A

\*Only lands above the ordinary high-water level can be used to meet lot area and width standards.

\*\*Lot Width must be met at both the ordinary high-water level and the required setback line.



## Minimum Structure Setback Requirements – Lake & Rivers

(Section 6. Subp. 4, Shoreland Management Ordinance dated July 1, 2021)

<b>STRUCTURE SETBACKS (Ft)</b>	<b>LAKES</b>			<b>RIVERS</b>		
	<b>GD</b>	<b>RD</b>	<b>NE</b>	<b>U &amp; T</b>	<b>Ag</b>	<b>Trans</b>
<b>Elevation Above OHWL</b>						
Lowest Floor*	3	3	3	3	3	3
<b>Setback From</b>						
Ordinary High-Water Level						
Dwelling / Non-Dwelling	75	100	200	100	100	150
WOAS	20	20	20	20	20	20
Property Line						
Single Family Residence	10	10	10	10	10	10
Commercial PUD	10	10	10	10	10	10
Residential PUD	10	10	10	10	10	10
WOAS	10	10	10	10	10	10
Top of Bluff	30	30	30	30	30	30
Road Right-of-Way (Public)	20	20	20	20	20	20
Septic Tanks	10	10	10	10	10	10
Soil Treatment Area						
Occupied Buildings	20	20	20	20	20	20
Non-Occupied Buildings	10	10	10	10	10	10
<b>Maximum Structure Height</b>						
Dwellings	35	35	35	35	35	35
Non-Dwellings**	20	20	20	20	20	20
WOAS	10	10	10	10	10	10

\*For rivers and streams, by placing the lowest floor at least three feet above the highest known flood elevation. If data are not available, by placing by the lowest floor at least three feet above the ordinary high water-level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish a flood protection elevation. Under all three approaches, technical evaluations must be done by a qualified engineer or hydrologist consistent with Minnesota Rules, parts 6120.5000 to 6120.6200 governing the management of flood plain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities.

\*\*Except places of worship, nonresidential agricultural structures, and accessory structures that are greater than 400 feet from the OHWL.

Total impervious surface coverage of lots must not exceed 25% of the lot area, of which buildings must not exceed 20% of the lot area; impervious surface coverage in the Shore Impact Zone (SIZ) must not exceed 15% of the SIZ Area.

The current revision of the Shoreland Management Ordinance of Otter Tail County is available at [ottertailcounty.gov](http://ottertailcounty.gov) or Land & Resource Management.