

Applicant minimum site plan requirements: Residential
(Single Family, attached duplex, triplex and quad housing)



Zoning Administrator/Subdivisions: Teresa Koivula, (218) 721-5001 – zoning@ricelakecitymn.com
City Clerk/Storm Water management: Toni Blomdahl (218) 249-0733 - tblomdahl@ricelakecitymn.com
Building Application/Wetlands: Carley Hungerford (218) 249-0947 – carleyh@ricelakecitymn.com
Utilities: Robin Murphy (218) 249-0917 – robin@ricelakecitymn.com

Site plans shall include all parcel #'s and legal descriptions including, but not limited to the following:

- | | | |
|--|---|--|
| <input type="checkbox"/> Lot dimensions & total acres
(43,560 sq. ft per acres) | <input type="checkbox"/> Building height (feet) | <input type="checkbox"/> All setbacks: |
| <input type="checkbox"/> Maximum lot coverage
(show as square footage/acres) | <input type="checkbox"/> Building dimensions
(existing and proposed) | <input type="checkbox"/> structure |
| | <input type="checkbox"/> Driveway location | <input type="checkbox"/> Lot line |
| | | <input type="checkbox"/> Road Centerline |
| | | <input type="checkbox"/> Driveway |

City Zoning Ordinance #22 (Ord#22) online: [CityZoningOrdinance#22](#)

Section 2.1 No structure or part thereof shall hereafter be erected, constructed, converted, reconstructed, moved or structurally altered and no land shall change in use, unless in compliance with all of the applicable regulations specified in this Ordinance, and all acts amendatory thereof including the State Building code.

1. **Dimensional Standards Zoning Ordinance #22, Article 3:**
 - a. Dimensional standards for your zoning district.
 - b. Centerline Setbacks [Article 3.6](#) or Contact Zoning (218) 721-5001 / Zoning@RiceLakeCityMN.com
2. **Land Use Controls, Ord#22, Article 5**
 - a. Follow the uses as defined in your zoning district.
 - b. Label specific land uses
3. **Performance Standards, Ord#22, Article 6**
 - a. Residential Private Drives (Section 6.2)
 - b. Two, three, and four family attached housing units; double side and rear setbacks etc., (Section 6.204)
 - c. Accessory Structure with a floor area greater than 1000 square feet; setback formula (Section 6.205)
 - d. Home business signs: (Section 6.1905) (Home Business standards 6.10)
 - e. Off-street access, parking and loading (Section 6.16, and 6.201)
 - f. Roads, driveways, and parking areas: (Section 6.1701, A - F)
 - g. Fences: (Section 6.20, A and B)
 - h. Residential limitations; no more than one family may reside in a residential unit at a time. (Section 6.21)
 - i. Solid Waste compliance (Section 6.2503)

Zoning Ordinance #22: **Definitions** Article 2.5 (*this is a partial list for your convenience*)

- a. **Accessory use or structure** - A use or structure on the same lot with, and customarily incidental and subordinate to, a principal structure. Accessory uses may not be utilized unless the principal use on the property in question has been established.
- b. **Driveway** - A way not designed or intended to serve as a road, rather a driveway. Provides access for not more than two dwellings or other principal uses to a road. (see Ordinance 30, A Road Specification Ordinance)
- c. **Dwelling unit** - Any structure or portion of a structure, or other shelter designed as short or long-term living quarters for one or more persons, including rental or timeshare accommodations such as motel, hotel, and resort rooms and cabins **with a minimum of 800 square feet**. Each parcel of land is limited to one principal structure.
- d. **Family** - One or more persons related by blood, marriage, or adoption, or where minor children reside with a foster parent subject to state, county or Native American Tribal supervision occupying a single housekeeping unit and using common cooking facilities.
- e. **Height of building** - The vertical distance from the average of the highest and lowest point of grade for that portion of the lot covered by the building to the highest point of the roof for flat roofs, to the roof deck line of mansard roofs, and to the point midway between the eave and ridge on all other roof types.
- f. **Home business** - A use of a non-residential nature conducted entirely within the dwelling unit or accessory building. The home business may employ no more than two (2) people who are not residents of the owner's home. The home business use is clearly incidental and secondary to use of the dwelling for residential purposes and does not include an operational activity that is a nuisance to or otherwise incompatible with the surrounding area. There shall be no outside storage of material or equipment associated with the home business operation. A home business use requires approval through the Planning Commission in accordance with the criteria set forth in this ordinance.
- g. **Impervious surface** - A constructed hard surface that prevents or retards entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Includes: rooftops, decks, sidewalks, patios, swimming pools, parking lots, concrete, asphalt, gravel driveways, regular pavers, and other similar surfaces.
- h. **Lot coverage, Impervious** - Impervious lot coverage shall be the total land area within a lot that is covered by structures and constructed impervious surfaces. Impervious lot coverage may also be referred to as "Lot Coverage" elsewhere in this Ordinance.
- i. **Principal structure** - A structure that is used for the primary or predominant focus of activity on a parcel. Each parcel shall be limited to one principal structure.
- j. **Principal use (residential)** - A use that is the primary or predominant focus of activity on a parcel. Principal uses include such uses as a single-family home, cabin, guest cottage, resort lodge and cabins. Each parcel shall be limited to one principal use.
- k. **Private road** - An easement of record in perpetuity and transferable to successors, heirs and assigns which provides the right of ingress and egress between a lot and an improved public road.
- l. **Permitted Use** - A use which may be lawfully established in a particular district or districts, provided it conforms with all applicable requirements, regulations, definitions, dimensional standards, and performance standards of this ordinance.
- m. **Ordinary high-water level** - The boundary of public waters and wetlands and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high-water level shall be the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high-water level shall be the operating elevation of the normal summer pool.
- n. **Setback** - For the purpose of defining limits within which no building, structure, use, or any part thereof shall be erected or permanently maintained, setback shall mean the minimum horizontal distance from road driving surface centerline, road right-of-way boundaries, property lines, bluffs, ordinary high-water levels, water supply wells, or sewage systems, to the building/use line. Distances are to be measured from the most outwardly extended portion of the structure at ground level, except as provided hereinafter.
- n. **Site Plan** - A map drawn to scale depicting the development of a tract of land, including, but not limited to, the location and relationship of structures, streets, driveways, recreation areas, parking areas, utilities, landscaping, and walkways, as related to a proposed development.
- o. **Structure** - Anything more than 30 inches high placed, constructed, or erected with a fixed location on the ground, including portable buildings, mobile or manufactured homes, signs, earth sheltered homes, and swimming pools. Fences, utility poles, lawn lights, non-commercial communication towers not containing dish antennas, non-commercial wind generating towers and related minor equipment shall not be considered structures.
- p. **Zoning District** - An area or areas of the City (as delineated on the zoning map) set aside for specific uses with specific regulations and provisions for use and development as defined by this ordinance.