

LE SUEUR COUNTY ZONING PERMITS



- No person shall erect, alter, or move any structures or part thereof without first securing a zoning permit, including but not limited to, all structures, structure additions, manufactured homes, towers, basements, footings, liquid manure storage area, authorized signs, sewer systems, and repair of sewer systems.
- Environmental Services Department Office hours (*except holidays*)

Monday through Thursday	8:00 a.m. to 4:30 p.m.
Friday	8:00 a.m. to 4:00 p.m.
- Appointments recommended. On-site meetings upon request.
- Planning and Zoning Commission meets 2nd Thursday of the month.
- Board of Adjustment meets 3rd Thursday of the month.
On-site inspections as published.
- Le Sueur County Website www.co.le-sueur.mn.us

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

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LE CENTER MN 56057

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PHYSICAL ADDRESS: 515 S MAPLE AVE, LE CENTER, MN

TO OBTAIN A PERMIT

- Complete Zoning Permit Application.
- Applicant/Landowner Information, Parcel information etc.
- Site plan: North point; road, access; septic & well location; existing structures; proposed improvement; dimensions; setbacks from property lines, road right-of-way, other structures, lake, bluff, wetland etc.
- If located in Shoreland, include all impervious surface & must meet elevation requirements.
- Erosion Control Plan.
- General contractor's information.
- Septic plan if needed.
- Blue prints or floor plan and elevation drawings (photo if moved-in).
- Estimated finished value.

All permits within a Shoreland district and any permit for dwelling or dwelling addition shall require a compliance inspection on septic system servicing the property prior to permit issuance.

IMPERVIOUS SURFACE

- Hard surface that either prevents or retards the entry of water into the soil.
- Examples: Rooftops, sidewalks, decks, driveways (concrete, asphalt, gravel), compacted soils.
- Maximum 25 % on lots in all Shoreland Districts.
- Surface area of a lot separated by a road right-of-way or access shall not be included for the purposes of the impervious surface calculation.
- Impervious surface not allowed in shore impact zone, (*limited exceptions*).
- Land Alterations Plan required for projects creating impervious surface.

LAND ALTERATION PLAN (LAP)

No person shall alter any land or part thereof without first securing a LAP, for activities including but not limited to, ponds, earth excavations, grading, and filling, retaining walls, rip rap, vegetation alterations, rain gardens, and impervious surface.

A LAP shall be required in all Shoreland Districts for projects creating impervious surface of 32 square feet on lots less than 1 acre; 100 square feet on lots 1 acre to 1.99 acres.

GRADING, EXCAVATING AND FILLING

Any grading, excavating and filling activity that alters the topography of a parcel of land is subject to the requirements of the Zoning Ordinance and requires a Zoning Permit, Land Alteration Plan, and/or Conditional Use Permit.

ACCESSORY STRUCTURE SIZE

No living quarters allowed in an accessory structure.

LOT SIZE	MAXIMUM BUILDING AREA	MAXIMUM BUILDING HGT
< 1 acre	2,000 square feet	20 feet
1-1.99 acres	3,600 square feet	20 feet
2-4.99 acres	4,000 square feet	25 feet

DRIVEWAY/ACCESS STANDARDS

- Must have road authority approval.
- Minimum driving surface width 14 feet.
- 4:1 inslope.
- Base depth sufficient to support emergency vehicles.
- Unobstructed width of 20 feet.
- Unobstructed vertical clearance of 13 feet 6 inches.
- Access > 150 feet in length shall have a 60 feet x 60 feet turnaround.
- 20 foot flat grade adjacent to the road.
- Serving > 2 lots with dwellings shall be built to township specifications or minimum 66 feet wide with a 24 foot driving surface.

BLUFF

- A topographic feature in which the slope rises at least 15 feet from the toe of the bluff to the top of the bluff and the grade of the slope averages 18% or greater. The percent of the slope is defined as the change in elevation (rise) over a distance (run).
- The toe of the bluff shall be determined to be the lower end of the lowest 10 foot segment that exceeds 18%.
- The top of the bluff shall be determined to be the upper end of the highest 10 foot segment that exceeds 18%.
- The bluff impact zone shall be determined to be land located within 30 feet from the top or toe of a bluff.

BLUFF SETBACKS FOR STRUCTURES:

- 30 feet for existing building sites
- 30 feet for slopes 18%-30%
- 50 feet for slopes >30%

**Bluff setbacks differ for sewage treatment systems.

WHEN A COMPLIANCE INSPECTION IS REQUIRED

- Prior to issuance of a zoning permit within all Shoreland Districts.
- Prior to issuance of a zoning permit for dwellings or dwelling additions.
- Prior to any application for Variance, Conditional Use Permit, etc.
- Prior to property transfer.

The landowner may submit a notarized waiver forgoing a compliance inspection. The notarized waiver states that the landowner discloses, without an inspection, that the existing septic system does not meet MN Rules, Chapters 7080-7083 and will have a compliant septic system servicing said property per regulations set forth in Section 17 of the Le Sueur County Zoning Ordinance.