

VILLAGE DISTRICT ZONING REQUIREMENTS

The following requirements apply to the following unincorporated villages:
Sherack, Mallory, Rindahl, Maple Bay, Gentilly, Eldred, Euclid, Angus, and Tabor

1. Permits are required for ALL structures and additions (including mobile homes shed, decks, etc.)
2. Permits are required for ALL sewage treatment system installations or modifications.
3. Setbacks are as follows:
 - Structures must be at least **10 Feet** from **side property lines**.*
 - Structures must be at least **30 Feet** from **rear property lines**.*
 - Structures must be at least **35-50 Feet**, depending on the road classification, **from the road-right-of-way**. Contact the Highway Dept. (218-281-3952) for the right-of-way.*
 - Structures must not exceed a **maximum height of 35 Feet** unless specifically accepted by 12.4130 of the Polk County Ordinance.*
4. New lots must be a minimum of 1 acre.
5. New lots must be a minimum of 125 Feet wide and 125 Feet deep
6. The depth of a new lot cannot exceed 5 times the width. Lots of more than 10 acres shall meet this requirement or have a minimum road frontage of 500 Feet, whichever is less restrictive.
6. Septic tanks must have at least 1000 gallon capacity.
7. Septic tanks and drain fields must be at least 50 Feet from deep wells and 100 Feet from sensitive wells.
8. Septic tanks must be at least 10 Feet from buildings and property lines.
9. Drain fields must be at least 20 Feet from buildings and 10 Feet from property lines.
10. Drain fields must have a minimum of 3 Feet of separation to periodically saturated soils.
11. Cesspools, seepage pits, dry wells and leaching pits shall not be installed.

***A variance is needed if setbacks cannot be met**

NO PERMIT IS REQUIRED for normal maintenance and repairs to structures. Normal maintenance and repairs includes siding, shingling, installation of storm windows, painting, repairs to plumbing and electrical systems, insulation, and installation of appliances such as heating or air conditioning units and water heaters. **PERMITS ARE REQUIRED FOR ANYTHING ELSE.**

SEPTIC SYSTEMS: All septic systems must be evaluated, designed, and inspected by licensed septic system professionals. Current state codes are enforced. Permits are required for drainfield work.

VILLAGE DISTRICT ZONING REQUIREMENTS ACCESSORY STRUCTURES

The following are permitted accessory structures within the village district: **

1. One detached garage for the storage of passenger vehicles per lot which is counted toward the total of **two** accessory structures allowed.

Accessory structures on parcels two 2 acres or less:

2. Accessory structures alone or combined which do not exceed 1200 sq. ft.

Accessory structures on parcels larger than 2 acres and up to 5 acres:

3. Accessory structures alone or combined which do not exceed 2500 sq. ft.

Accessory structures on parcels over 5 acres:

4. Accessory structures alone or combined which do not exceed 4000 sq. ft.

All Structures must meet setbacks and use requirements as established in the Polk County Zoning Ordinance, 14.8000. **

- **Side Yard** setback distances for structures..... 10 Feet
- **Rear Yard** setback distances for structures..... 30 Feet
- **Front Yard** setback distances for structures depends upon the classification of the road and right of way width.

****A CONDITIONAL USE PERMIT is required for all non-agricultural structure(s) in excess of the above requirements.**

SHORELAND DISTRICT: Property within 1000 Feet of a lake or within 300 Feet of a river must follow the Shoreland Zoning regulations.

FLOODPLAIN DISTRICT: If project is located in the floodplain, all new construction (including basements) must be built at least 1.5 Feet above the Base Flood Elevation (100-year floodplain elevation.)