

**SECTION 8: REGULATIONS FOR "R-2" LAKESHORE SINGLE FAMILY RESIDENTIAL DISTRICT**

Subd. 1. Permitted Uses.

- A. All permitted uses as allowed in an "R-1" District.

Subd. 2. Permitted Accessory Uses.

- A. All permitted accessory uses as allowed in an "R-1" District.
- B. Docks

Subd. 3. Conditional Uses. The following are Conditional Uses in an R-2 District; require a Conditional Use Permit based upon procedures set forth in this Ordinance; and shall be reviewed on an annual basis for renewal. Such review shall occur prior to the second Council meeting in June.

- A. All conditional uses, subject to the same conditions as allowed in an "R-1" District and shall be reviewed on an annual basis.

Subd. 4. Lot Requirements and Setbacks. The following minimum requirements shall be observed in an "R-2" District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: 10,000 Square Feet
- B. Lot Width at the OHWL  
or at front setback if no lakeshore: 75 Feet

C. Setbacks:

- 1. From ordinary high water level: 75 feet
- 2. From front yard (opposite of lakeshore): 35 feet
- 3. From rear yard (if no lakeshore): 25 feet
- 3. Side yards:
  - a. Interior lots: 10 feet
  - b. Corner lots: 10 feet on the interior side

- D. Elevation of lowest floor above highest known water level: 3 feet.

- E. Total lot area covered by hard coverage: 30%

Subd.5. Building Regulations.

- A. Same as "R-1" Single Family Residential District.
- B. The removal of natural vegetation shall be restricted to prevent erosion into public waters, to consume nutrients in the soil, and to preserve shoreland

aesthetics. Removal of natural vegetation in the "R-2" District shall be subject to the following provisions:

1. Selective removal of natural vegetation shall be allowed, provided that sufficient vegetative cover remains to screen cars, dwellings and other structures when viewed from the water.
2. Clear cutting of natural vegetation shall be prohibited.
3. Natural vegetation shall be restored insofar as feasible after any construction project is completed in order to retard surface runoff and soil erosion.
4. The provisions of this section shall not apply to permitted uses which normally require the removal of natural vegetation.

C. Grading and filling in shoreland areas or any alterations of the natural topography where the slope of the land is toward a public water or a watercourse leading to a public water must be authorized by a conditional use permit.

The permit may be granted subject to the conditions that:

1. The smallest amount of bare ground is exposed for as short a time as feasible.
2. Temporary ground cover, such as mulch, is used and permanent ground cover, such as sod, is planted.
3. Methods to prevent erosion and trap sediment are employed, and
4. Fill is stabilized to accepted engineering standards.

D. Excavations on shorelands where the intended purpose is connection to a public water shall require a permit from the Commissioner of Natural Resources for a permit for work in the beds of public waters.

E. Docks, wharves, piers, and similar structures shall meet the following requirements:

1. Length: Maximum of 100 feet from Shoreline
2. Width: Maximum of 6 feet. This requirement is for any section of dock, wharf, or pier, and shall not preclude constructing these structures in "L", "T", "U", "Z", or similar shapes.
3. Setback: Not less than 10 feet from side lot line extended.
4. No more than 2 motorized boats may be stored at any dock, including boats on boat lifts.
5. No space may be sold, rented, or leased for watercraft storage purposes.
6. No more than one per lakeshore lot.

F. The following structures shall be prohibited in the water area of Long Lake:

1. Roofs
2. Boat houses
3. Any structure on a dock, wharf, or pier extending more than 3 feet above the water. This shall not include boat canopies.

G. All fuel sales and commercial ventures are prohibited from the lake shore or from any dock, wharf, pier or similar structure.