

Shoreland Alterations

A shoreland alteration permit or land use permit is required for dirt moving activities and amounts and the construction of certain structures within shoreland areas (0-1000 ft from public water, 0-300 ft. for streams). Dirt moving and alterations in wetlands and bluffs are subject to additional regulations and restrictions not mentioned on this fact sheet. Contact Fifty Lakes Planning & Zoning (218-763-3113) for more information.

Water-Oriented Accessory Structures

- The structure may not exceed 12 ft. in height and 120 sq. ft. in ground cover.
- The shed must be located at least 20 ft. from the Ordinary High Water level (OHW) and must meet all other setbacks.
- It cannot be used for human habitation and shall not contain bathroom facilities.
- The shed must be screened to reduce visibility as viewed from the lake or adjacent properties by vegetation, topography, increased setbacks, color, or other acceptable means.

Ice Ridges & Watercraft Access Ramps

- Annual Ice Ridge - linear mound of lakebed materials pushed onto the lakeshore by the action of ice within a calendar year.
- Historic Ice Ridge - linear mound of lakebed materials pushed up onto the lakeshore by the action of ice over a period of two or more years upon which well-established herbaceous and woody vegetation is growing. A one-time removal of 15 linear ft. is allowed with a permit on residential lots, 25 ft. on commercial lots. A stabilized side slope (2:1) and a berm or diversion channel landward of the alteration are required to prevent erosion/sedimentation.
- Watercraft access ramps are allowed with a permit on private lands on lakes without a public access (upland areas only).

Stairways, Lifts, Landings, Steps, and Decks

- New decks are not allowed inside the building setback without a variance (some exceptions apply).
- Stairways must not exceed 4 ft. in width on residential lots.
- Landings for stairways and lifts must not exceed 32 sq. ft.
- Canopies or roofs are not allowed on stairways, lifts, or landings.
- Larger landings and stairways for PUDs or commercial and public properties require a CUP.

Contact pz@fiftylakesmn.com

or 218-763-3113
for more information



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Dirt Moving Amounts (Cut & Fill) Allowed by Permit (additional amounts would require a conditional use permit): All dirt moving permits shall be for a one (1) time fill/movement or excavation within SIZ1, SIZ2 and/or RLZ.

- SIZ1 (Shore Impact Zone 1 = first half of setback): Up to 10 cubic yards of dirt moving allowed (including sand) w/ permit.
- SIZ2 (Shore Impact Zone 2 = second half of setback): 10 to 50 cubic yards allowed with a permit.
- RLZ (Rear Lot Zone = setback to rear of Shoreland): 10 to 100 cubic yards allowed with a permit.

Shoreline Vegetation Removal

- Prior to vegetation removal, the property owner must submit an application and contact the Zoning Administrator to arrange for a site visit.
- No clearing or cutting of trees or shrubs is allowed except to establish a view corridor. The view corridor shall not exceed 50% of the lot width or 50 feet, whichever is less. Additional restrictions apply. Please contact the Zoning Administrator for more information.
- No vegetation alterations are allowed outside of the view corridor.

Patios, Retaining Walls, Firepits (no permit needed) & Outdoor Fireplaces

- Patios shall not be allowed in SIZ1, limited to 200 sq. ft. in SIZ2, limited to 400 sq. ft. in the RLZ. Must be free standing, not have railings, and be no more than 12” below or above the natural grade.
- A retaining wall up to 4’ in height is allowed in SIZ1 and SIZ2 by permit to control erosion only where vegetation is not feasible. More than one retaining wall shall require a CUP.
- The length of the retaining wall is limited to half the width of the lot, not to exceed 40 feet and no more than 30 cubic yards of dirt moving shall be permitted.
- Firepits and fireplaces must meet setbacks, cannot be placed in SIZ1, chimneys cannot exceed 12’ in height, and provisions must be made for run-off and ash disposal.

Additional Standards for all Shoreland Alterations

1. All permits issued for work on steep slopes shall include an approved stormwater and erosion control plan.
2. Placement of soils for the creation of yard area in upland areas of SIZ2 or the rear lot zone (RLZ) are allowed without a dirt moving permit provided the fill/dirt moving is not located within a bluff or SIZ1 and does not exceed 10 cu. yds.
3. Grading, filling or excavations necessary for construction of structures, subsurface sewage treatment systems, if part of a validly issued permit, shall not require a separate dirt moving permit, unless located within wetlands, steep slopes, a shore or bluff impact zone.

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