

ARTICLE III DIMENSIONAL STANDARDS

Section 1 General Standards: This Article addresses dimensional standards within the Township. All zone districts in use shall have a dimensional standard from Section 1 of this Article and a Use District from Article V. Deviation from the standards found in this Article, upon placement on the Official Zoning Map, shall require a variance approved by the Town Board of Adjustment. This Article also incorporates standards relating to on-site sewage treatment, road right of way setbacks, bluff area standards, significant historic sites, placement and design of roads, driveways, and parking areas, riparian and non-riparian lot size differences, mine pit lake standards, storage of structures on lots, and Lake Superior erosion hazard area. Alterations of these standards shall require a variance from the Town Board of Adjustment.

Section 2 Lot Dimension Table: Canosia Township hereby establishes the following set of dimensional standards that will be used in all zone districts. The conversion column number is the column of the table that relates to converting the Ordinance #35 dimensional standards to this ordinance's lot dimensional standards. The conversion from the previous zoning ordinance is also addressed in Article V of this ordinance.

District Number	Lot Area Acres	Lot Width Frontage	Max. Lot Coverage	Side Yard Principle Accessory		Rear Yard Principle Accessory		Maximum Height Shoreland* & Residential Zone Districts
1	35.0	600'	2%	100'	100'	100'	100'	35'
1a	35.0	1,200'	2%	100'	100'	100'	100'	35'
2	17.0	600'	2%	100'	100'	100'	100'	35'
3	9.0	300'	2%	50'	25'	100'	50'	35'
3a	9.0	600'	2%	50'	25'	100'	50'	35'
4	4.5	300'	10%	50'	25'	50'	50'	35'
4a	4.5	400'	10%	50'	25'	50'	50'	35'
5	2.5	200'	10%	20'	10'	45'	10'	35'
6	2.0	200'	30%	20'	10'	45'	10'	35'
7	1.0	150'	25%	20'	10'	45'	10'	35'
8	1.0	200'	30%	20'	10'	45'	10'	35'
9	1.0	150'	25%	15'	10'	40'	10'	35'
10	2.0	200'	25%	15'	10'	40'	10'	35'
11	0.5	100'	25%	15'	10'	40'	10'	35'
12a	0.33 Public Sewer	100'	35%	10'	5'	40'	5'	35'
12b	0.25 Public Water/ Sewer	75'	35%	10'	5'	40'	5'	35'
13	2.0	200'	30%	25'	25'	50'	50'	35'
COMLIN A /14a	0.5 No Public Water/Sewer	150'	25%	15'	10'	40'	10'	
COMLIN B /14b	0.33 Public Sewer	100'	35%	10'	5'	40'	5'	
COMLIN C / 14c	0.25 Public Water/Sewer	75'	35%	10'	5'	40'	5'	

* Refer to Article III, Section 10 and Article VI, Section 14.01

Article III Section 3 Intentionally left blank.

Article III Section 4 Shore Setback and Shore Impact Zone Requirements

Unless indicated elsewhere in this Ordinance, the following setbacks shall apply from protected waters or waters designated through Township adopted land use plans:

Zone	Setback	Shore Impact
Natural Environment Lakes	150'	75'
Recreation Development Lakes	100'	50'
General Development Lakes	75'	50' *
Mine Pit Lakes	150'	75'
Trout Streams	150'	75'
DNR Remote Rivers	200'	100'
Forest Rivers	150'	75'
SLC Primitive	300'	150'
SLC Remote Rivers	200'	150'
SLC Urban	100'	75'
Rural Agricultural Rivers	200'	150'
Recreation	150'	75'
All other protected lakes and Rivers	100'	75'

* May be reduced to 37.5 feet with performance standards.

DNR=Department of Natural Resources

SLC = St. Louis County

Article III Section 5 Sanitary System Setbacks and Standards

- 5.01 On-site System Limiting Factors** - The St. Louis County Individual Sewage Treatment Construction standards relating to lot area, setback and width standards shall be in compliance. These standards may result in lot area and widths larger than required by the specific dimensional standards listed in the above table. In those situations where the sanitary system limiting factors result in a larger lot size, those standards shall be the applicable standards.
- 5.02 Structure Setback from Sanitary System** - All occupied structures including bunkhouses shall be set back 20 feet from an on-site sewage treatment system drain field and all accessory structures shall have a minimum setback of 10 feet from the system drain field. Drain field is the rock bed, not the covering material.

5.03 Sanitary Check off - All Land Use Permits issued within the shore land area and parcels of less than 2.5 acres outside the shore land area shall have the sanitary system reviewed to determine if the system is failing or if the proposed Land Use Permit would adversely impact the existing sewage system or the expansion area for the sewage system. No Land Use Permit will be issued if there is such an adverse impact or the system is failing unless the sanitary system is upgraded according to County standards with final approval given to the system by the County. The County shall develop administrative guidelines relating to the implementation of this procedure including provisions for not undertaking the check off when a system has been recently approved or reviewed by the County.

5.04 Information on wells and septic systems- (County enforcement) Wells shall be at least 3' from an eave or overhang. Wells shall be at least 50' from buried sewer or plumbing lines unless they are pressure tested, than 20' is allowed. Wells shall be at least 100' from septic field if well casing is 50' in depth or less and 50' from septic field if well casing is more than 50' in depth. Well must be on your property, there are no setbacks from line. Septic field has to be at least 10' from property line. House must be at least 10' from septic tank.

Article III Section 6 Road Right-of-Way Setbacks

Road right-of-way setbacks shall be 35 feet, or the following road centerline setbacks; whichever is greater, with the exception noted for accessory structures.

Principal and major arterial 110' from centerline

- Midway Road from Seville Road North to Martin
- Martin Road
- State Highway 53

Major Collectors 85' from centerline

- Midway Road from Martin Road North to North Pike Lake Road
- North Pike Lake Road
- LaVaque Bypass Road
- LaVaque Road

Minor Collectors & Local Roads 68' from centerline

All roads not included above

Accessory structures on local roads that are privately maintained or are on publicly maintained roads that serve ten principal uses or less shall have a setback of 15 feet from right-of-way or 48 feet from road centerline, whichever is greater. This provision shall be interpreted by the potential for vehicles coming from parcels on the same road to normally travel past the parcel under consideration.

The Planning & Zoning Director may permit a structure located adjacent to road right-of-way where such right-of-way is not improved and it is apparent that other access is provided and that the unimproved road right-of-way will not be opened.