



# Land Use Permit

PERMIT NO. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

## Property Information

PID \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Current Assessed Value \$ \_\_\_\_\_

**Property Owner Name** \_\_\_\_\_ **Phone Number** \_\_\_\_\_

Property Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Property Dimensions \_\_\_\_\_ Property Area or Acres \_\_\_\_\_

Width: \_\_\_\_\_ ft. Length \_\_\_\_\_ ft. Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_

Is the property located in the Floodplain? Yes \_\_\_\_\_ No \_\_\_\_\_

Description of Work \_\_\_\_\_

Valuation of work being done \_\_\_\_\_ \$ \_\_\_\_\_

I hereby certify that I have furnished information on this application which is to the best of my knowledge true and correct. I also certify that I am the owner or authorized agent for the above-mentioned property and that all construction will conform to all existing state and local laws and will proceed in accordance with submitted plans. I am aware that the zoning official can revoke this permit for just cause. Furthermore, I hereby agree that the zoning official or a designee may enter upon the property to perform needed inspections.

**Applicants Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**{{{ "811" MUST BE CALLED BEFORE ANY GROUND DISTURBANCE }}}}**

For Administrative Use	PERMIT FEE (Check all that apply)
------------------------	-----------------------------------

- |   |  |
|---|--|
| <input type="checkbox"/> \$50 Accessory Structure                         | <input type="checkbox"/> \$100 Residential New Construction/Addition |
| <input type="checkbox"/> \$20 Residential Standard                        | <input type="checkbox"/> \$100 Commercial New Construction/Addition  |
| <input type="checkbox"/> \$40 Commercial Standard                         | <input type="checkbox"/> \$50 Fence                                  |
| <input type="checkbox"/> \$20 Sign  | <input type="checkbox"/> \$200 Floodplain                            |
| <input type="checkbox"/> \$50 Sidewalk, Ramp, Deck, Driveway              | <input type="checkbox"/> \$400 Conditional Use (Plus Attorney Fees)  |
| <input type="checkbox"/> \$400 Rezoning (Plus Attorney Fees)              | <input type="checkbox"/> \$250 Water Hook-Up                         |
| <input type="checkbox"/> \$400 Variance (Plus Attorney Fees)              | <input type="checkbox"/> \$250 Sewer Hook-Up                         |
| <input type="checkbox"/> \$100 After-the-Fact plus double applicable fee  |  |
| <input type="checkbox"/> \$0 Demolition provided "811" has been completed |  |

**Standard:** Includes work that does not increase square footage of any structure. Example: Roofing, windows, doors, siding replacement, and repair.

**Addition:** Includes any and all work that will increase the square footage of any structure. Example: Porches, carports, home additions, garage additions, etc.

This is to certify that the above applicant and accompanying documents is in accordance with the City of Floodwood Zoning Ordinance and Floodplain Management Ordinance and may proceed as requested. This document, when signed by authorized personnel constitutes a temporary Certificate of Zoning Compliance and allows construction to commence.

**Zoning Official** \_\_\_\_\_ **Date** \_\_\_\_\_

Special Conditions, if any: \_\_\_\_\_



## **Setback Requirements**

R-1 Residential Estates  
R-2 Low Density Residential Estates  
C-1 Core Commercial  
C-2 Highway Commercial

### **DEFINITIONS**

**Accessory Use.** A use, building or structure subordinate and incidental to the principal use of the land or a building on the same lot and serving a purpose customarily incidental to the principal use of land or building.

**Yard.** Open space between buildings by any lot line, which is open to sky, unobstructed by any permanent or temporary use or structure.

**Yard Front:** A yard extending across the entire front of the lot and measured between the front line of the lot and the front line of the building, or any projection thereof other than steps, balconies, paved terraces, porches, or bay windows.

**Yard Rear.** A yard extending across the entire rear of a lot and measured between the rear lot line and the rear of the building, or any projection thereof other than steps, balconies, paved terraces, porches, or bay windows. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.

**Yard Side.** A yard between the building and the sideline of the lot extending from the front yard to the rear yard and measured between the sideline of the lot and the side of the building, or any projection thereof other than steps, balconies, paved terraces, porches, or bay windows.

**Building Line/Setback.** The edge (not including steps) or side of a building nearest a lot line, including the outer edge of overhanging eaves.

### **SETBACK REQUIREMENTS**

#### **CORNER LOTS AND FENCES, SHRUBS, WALLS, OR HEDGES.**

No fences, wall, hedge, or shrub planting which obstructs sight lines shall be placed or permitted to remain on any corner lot within the triangular area formed by the street lines and a line connecting them at points fifteen (15) feet from the intersection of the street lines, or in the case of a rounded corner from the intersection of the street property lines extended on streets having an angle of intersections of ninety (90) degrees or more. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such right lines.

Fences, hedges, or shrub planting must be placed far enough from side property lines so that the owner can maintain the lawn without trespassing on the abutting property (2-3feet).

**No accessory building shall be permitted in any required front yard and no separate accessory building shall be erected within ten (10) feet of any principal building.**

**SETBACK IN R-1 ZONES**

FRONT YARD – 40 Feet

REAR YARD – 50 feet. Accessory buildings may be located up to 10 feet from rear yard property line.

SIDE YARD – 25 feet. The side yard of corner lot facing a street must be 30 feet.

The main entry door for garages shall have a setback of 20 feet from the property line abutting the street or alley.

**SETBACK IN R-2 ZONES**

FRONT YARD – 25 Feet

REAR YARD – 20 feet. Accessory buildings may be located up to 10 feet from rear yard property line.

SIDE YARD – 8 feet. The side yard of corner lot facing a street must be 12 feet.

The main entry door for garages shall have a setback of 10 feet from the property line abutting the street or alley.

**SETBACK IN C-1 ZONES**

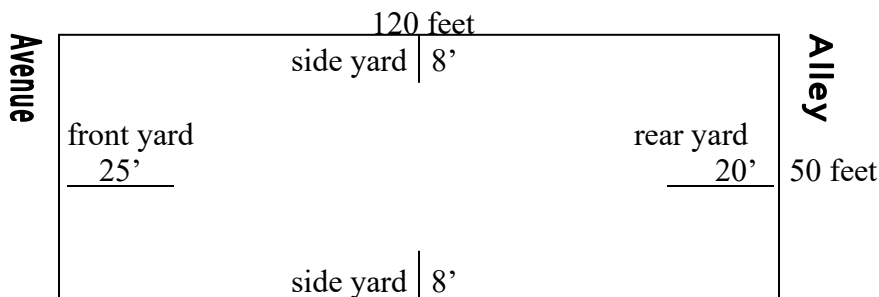
None required provided that if a building abuts on a residential district there shall be a yard of not less than 20 feet provided on the abutting side, which yard shall be screened from view of the residential district.

**SETBACK IN C-2 ZONES**

FRONT YARD - 30 feet

REAR AND SIDE YARD – None required provided that if a building abuts on residential district there shall be a yard of not less than 20 feet provided on the abutting side, which yard shall be screened from view of the residential district.

Typical City Lot in R-2 Zone



33 Feet from the center of avenue

33 Feet from the center of street

8-10 Feet from the center of alley

\*For exact location of property lines, a survey must be obtained.

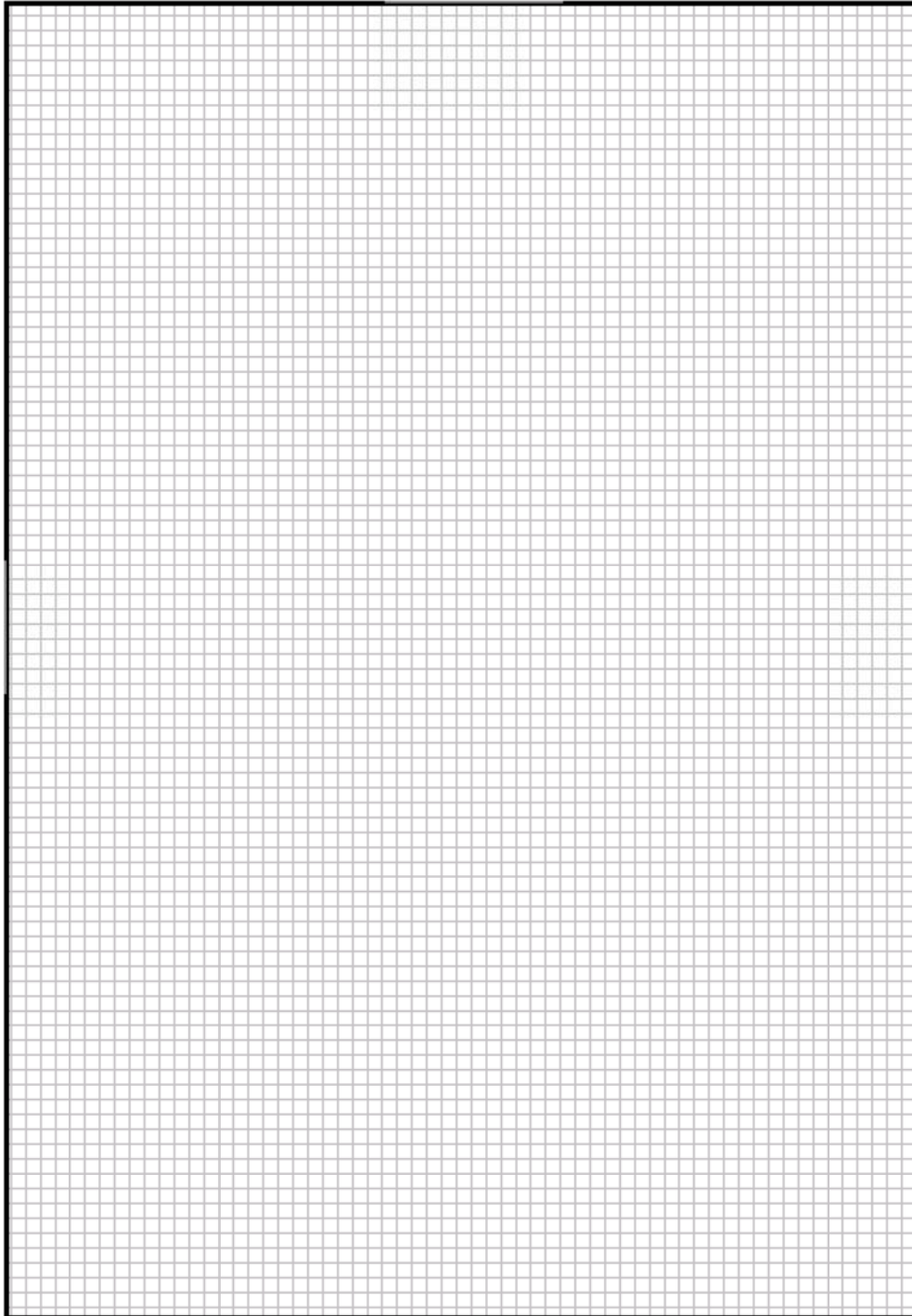
Applicant Name: \_\_\_\_\_ Permit No. \_\_\_\_\_

**PLOT PLAN**  
**(Required for all additions and new construction)**

Address: \_\_\_\_\_

Building Coverage % \_\_\_\_\_ (Total building, including accessory structures, square footage DIVIDED by the property square footage = building coverage percent)

Alley or Street



Lot or Street

Lot or Street

Alley or Street

Scale:  
 = \_\_\_\_\_'

**Must include the following information:**

- Lot Dimensions
- Size and placement of current structures
- Size and placement of proposed new structures and additions
- Structure set back from front and side lot lines.
- Structure set back from alley, streets and avenues.

**IMPORTANT**  
For all new construction or additions you must stake out the dimensions and location clearly identifying location of the project.



PO Box 348  
111 West 8<sup>th</sup> Ave.  
Floodwood, MN 55736  
Phone: 218-476-2751

## DEMOLITION CHECKLIST

- City of Floodwood Land Use Permit
- Gopher State One Call – [gopherstateonecall.org](http://gopherstateonecall.org) or “811”
- Terminate water and sewer – City of Floodwood 218-476-2751
- Water and Sewer capped above grade
- Water meter removal City of Floodwood 218-476-2751
- Disconnect and cap gas line - Minnesota Energy Resources 800-889-9508
- Disconnect electric - Minnesota Power 800-228-4966
- Abandon and seal any wells, if applicable
- Remove existing footings/foundations
- Fill excavation to grade

NOTE: Demolition cannot start without approval from the Floodwood City Council or appointed authority of the City of Floodwood.