

CITY OF CROSSLAKE

ORDINANCE NO. \_\_

AN ORDINANCE ESTABLISHING A RURAL RESIDENTIAL – 2 (RR-2)  
ZONING DISTRICT

The City Council of the City of Crosslake does ordain as follows:

**Section 1 – Purpose.** Pursuant to the authority granted under Minnesota Statutes section 462.357, this ordinance creates a new rural residential zoning district with a minimum lot size of two acres. The purpose of the new district is to enable residential single-family development of a higher density than the existing five-acre lot minimum, as contemplated by the Comprehensive Plan. The higher density reflects some existing properties as well as acknowledges market interest in smaller parcels that still retain rural residential characteristics.

**Section 2 – Changes to Existing Code Provisions.** The following portions of the City Code are hereby modified, with added language underlined and deleted language ~~struck out~~.

**Table of Contents**

Sec. 26-344 Purpose – Rural Residential – 5 (RR-5)

Sec. 26-345 Rural Residential – 5 (RR-5) Density and Dimensional Standards

Sec. 26-346 Rural Residential – 5 (RR-5) Performance Standards

[Corresponding section headings to be modified accordingly.]

**Sec. 26-280 Land Use District Descriptions**

**(2) Rural Residential – 2 (RR-2).** The purpose of this district is to establish and maintain a medium density residential district with 2-acre minimum lot sizes outside the shoreland zone, preserving the character of the city and providing a rural single-family setting with limited agriculture/forestry uses. The primary use within this district is single family residential.

**Section 3 – New Zoning District RR-2.** The following language is added to Chapter 26, Article 12 of the City Code:

**Sec. 26-347 Rural Residential - 2 (RR-2) Density and Dimensional Standards**

All lots, structures and uses in the RR-2 District shall meet the following density and dimensional requirements:

| Minimum Lot Area | Minimum Lot Width | Structure Lot Line Setbacks | Public Right-of-Way Frontage | Road Right-of-Way Setback | Maximum Impervious Coverage | Structure Height |
|------------------|-------------------|-----------------------------|------------------------------|---------------------------|-----------------------------|------------------|
| 2 acres          | 100'              | 10'                         | 50'                          | 35'                       | 25%                         | 35'              |

**Sec. 26-348 Rural Residential - 2 (RR-2) Performance Standards**

The following performance standards shall apply in the Rural Residential - 2 District. Other general standards also apply.

- (1) The Best Management Practices in Minnesota for Agriculture and Water Quality, Minnesota Pollution Control Agency, are adopted as a reference for agricultural areas.
- (2) The Best Management Practices in Minnesota for Water Quality in Forest Management, Minnesota Department of Natural Resources, are adopted as a reference for timber management.
- (3) **Temporary Living Structures.**
  - a. A maximum of two temporary living structures at one time may be allowed without a permit for not more than 14 total days within a year provided there is a principal structure on the property and the criteria specified in subsection (c) of this section are met.
  - b. Temporary living structures such as travel trailers/travel vehicles, etc. are allowed to be stored on a property with a principal structure provided the structure is licensed. The temporary living structure is not to be used as a dwelling for more than 14 total days within a year. The temporary living structure must be highway ready, meaning on wheels or the internal jacking system, must not be attached to the on-site sewage treatment system, and can only be attached to the site by quick disconnect type utilities commonly used in campgrounds and trailer parks. The temporary living structure cannot have any type of structural additions, including, but not limited to, decks, patios and screened porches.
  - c. Minimum facilities for camping in a temporary living structure shall include a fire pit (meeting DNR requirements), a method for the storage

and/or treatment and disposal of sewage (meeting MPCA chapter 7080 standards), and provisions for solid waste; all recreational vehicle or other camping units shall be completely removed from the property after use during the allowed time limit, and no accessory structures shall be constructed or placed without a permit. All temporary structures shall meet all required structural setbacks.

**(4) Temporary Storage Structures.**

- a. One temporary storage structure not to exceed 300 square feet may be allowed with a permit for no more than 210 days within a year provided there is a principal structure on the property.
- b. Temporary storage structures shall meet all structural setbacks and may not be located over a septic drain field.
- c. The maximum impervious surface limits for the lot shall not be exceeded.
- d. The structure shall not be used for human habitation.

**Section 3 – Zoning Map.** The Zoning Map shall be updated to reflect the following real property as within the Rural Residential - 2 (RR-2) District:

[insert legal description of areas – see Future Land Use Map]

**Section 4 – Effective Date.** This Interim Ordinance shall be in full force and effect from and after passage and publication according to state law.

Adopted by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
David Nevin, Mayor

ATTEST:

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Charlene Nelson, City Clerk