

## **Chapter 350. Recreational Land Use.**

350.1 Purpose. The Township has many natural amenities that are conducive to Recreational Land Uses. The Township desires to encourage Recreational Land Uses that are conducted in accordance with the provisions of this Chapter.

350.2 Definitions.

- a) Temporary Unit. For purposes of this Chapter 350, each Tent, Currently Licensed Recreational Vehicle, Currently Licensed Travel Trailer and Currently Licensed Camper shall each be defined as and constitute a “Temporary Unit”.
- b) Permanent Unit. For purposes of this Chapter 350, each Cabin/Hunting Shack, Modular or Manufactured Home or Currently Licensed Park Trailer or Park Model shall each be defined as and constitute a “Permanent Unit”.

350.3 Short-Term Recreational Land Use. Any Owner of a Lot and/or Parcel may cause to be erected, parked, or otherwise situated on said Lot and/or Parcel an unlimited number of Temporary Units for a period of time not to exceed twenty-one (21) consecutive days annually.

350.4 Long-Term Recreational Land Use on a Lot and/or Parcel Without a Dwelling Unit.

- a) On a Lot and/or Parcel without any Dwelling Unit no Owner may cause to be erected, parked, or otherwise situated any Temporary Unit where the consecutive length of time of such placement and/or Use thereof is twenty-two (22) days or longer, without first obtaining a Long-Term Recreational Land Use Permit.
- b) Each and every Temporary Unit to be situated on the Lot and/or Parcel requires a separate Long-Term Recreational Land Use Permit from the Zoning Administrator.
- c) Both the Owner of the Lot and/or Parcel and, if a separate Individual, the Individual proposing to use said Temporary Unit, shall submit the Application for a Long-Term Recreational Land Use Permit. The Application for a Long-Term Recreational Land Use Permit shall not be deemed properly submitted unless executed by the Owner of the Lot and/or Parcel and Individual proposing to use said Temporary Unit together with all required filing fees. The Application for a Long-Term Recreational Land Use Permit shall submit a sketch plan to include the following

information to demonstrate compliance with this Ordinance, if deemed applicable by the Zoning Administrator:

- 1) Proposed Temporary Unit(s) location;
  - 2) Address of the Lot and/or Parcel;
  - 3) Name, address, phone number of the Owner and Individual using the Temporary Unit;
  - 4) Legal Description of the Lot and/or Parcel;
  - 5) Gross Acreage of the Lot and/or Parcel;
  - 6) Number of Temporary Units presently and proposed to be located on the Lot and/or Parcel;
  - 7) A garbage disposal plan;
  - 8) A sewage disposal plan;
  - 9) A description of the septic system located on the Lot and/or Parcel that meets the requirements as set forth in the Kanabec County Septic Ordinance;
  - 10) Any other information and/or documents as the Zoning Administrator may deem necessary for the issuance of the permit.
- d) Criteria for the Issuance of a Permit. The number of Temporary Units that may be erected, parked, constructed or otherwise situated on any given Lot and/or Parcel at any given time shall not exceed more than four (4) Temporary Units. Except, however, the Zoning Administrator may limit the number of Temporary Units to be situated on any Lot and/or Parcel to less than four (4) Temporary Units based upon the Zoning Administrator's assessment of the following:
- 1) Gross Acreage of the Lot and/or Parcel;
  - 2) Number of Temporary Units presently and proposed to be located on the Lot and/or Parcel;
  - 3) The garbage disposal plan;
  - 4) The sewage disposal plan;

- 5) The septic system that meets the requirements as set forth in the Kanabec County Septic Ordinance.
- e) Duration of Permits.
- 1) All Long-Term Recreational Land Use Permits shall expire on the 31<sup>st</sup> day of December of the year issued.
  - 2) The maximum number of consecutive days that the Temporary Unit(s) collectively may remain on a given Lot and/or Parcel pursuant to the duration of said Long-Term Recreational Land Use Permit is two-hundred-forty-five (245) days. Said Temporary Unit(s) shall be removed from and not be located on the Lot and/or Parcel for a period of one-hundred-twenty (120) consecutive days each calendar year.
- f) Setback. All Temporary Units so situated and/or placed on any Lot and/or Parcel must adhere to the following Setback requirements:
- 1) Front Yard. Not less than one hundred ten (110) feet from the center line of any road, Street, or highway.
  - 2) Side Yard. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, the Side Yard must be no less than fifty (50) feet from the non-surveyed Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, the Side Yard must be at least thirty (30) feet from the surveyed Lot Line.
  - 3) Rear Yard. If the Lot and/or Parcel has not been surveyed by a Licensed Land Surveyor, the Rear Yard must be no less than fifty (50) feet from the non-surveyed Rear Lot Line. If the Lot and/or Parcel has been surveyed by a Licensed Land Surveyor, the Rear Yard must be at least thirty (30) feet from the surveyed Rear Lot Line.

350.5 Long-Term Recreational Land Use on a Lot and/or Parcel With a Dwelling Unit.

- a) All provisions of Section 350.4 above shall apply to Long-Term Recreational Land Use on a Lot and/or Parcel with a Dwelling Unit except that Owners may store Temporary Units on their Lot and/or Parcel provided the Temporary Units are stored in accordance with Chapter 303 of this Ordinance.

- b) Temporary Units to be inhabited for twenty-two (22) consecutive days or longer will require a Long-Term Recreational Land Use Permit; and may not be inhabited for more than 120 consecutive days per calendar year.

#### 350.6 Long-Term Permanent Structure Recreational Land Use

- a) Permit Required. No Owner may cause to be erected, parked, constructed or otherwise situated any Permanent Unit on any Lot and/or Parcel without first obtaining approval of a Site Permit Application from the Zoning Administrator per Chapter 750 of this Ordinance.
- b) Permanent Unit Requirements.
  - 1) Only one Permanent Unit may be erected, parked, constructed or otherwise situated on any given Lot and/or Parcel.
  - 2) No Permanent Unit shall be erected, parked, constructed or otherwise situated on any Lot and/or Parcel that is smaller than ten (10) Acres.
  - 3) No Permanent Unit shall be erected, parked, constructed or otherwise situated on any Lot and/or Parcel that does not conform to all other requirements of this Ordinance as well as to the Buildable Area requirements of this Ordinance.
- c) Habitation. The maximum number of days that any given Permanent Unit may be inhabited is two-hundred and forty-five (245) aggregate days per calendar year. This applies to Permanent Units in existence as of the adoption of this Ordinance and any new Permanent Units erected, parked, constructed or otherwise situated on any Lot and/or Parcel.
- d) Setback. All Permanent Units so situated and/or placed on any Lot and/or Parcel must adhere to the following Setback requirements:
  - 1) Front Yard. Not less than one hundred-fifty (150) feet from the center line of any road, Street, or highway.
  - 2) Side Yard. The Side Yard must be at least seventy-five (75) feet from the Lot Line.
  - 3) Rear Yard. The Rear Yard must be no less than seventy-five (75) feet from the Rear Lot Line.