



Additions

To Nonconforming Structures in Shoreland Areas

St. Louis County Planning and Community Development

An existing nonconforming **principal** structure may be expanded once with a **performance standard permit**, without variance, if no additions (not including a deck) have been added to the principal structure since the implementation date of the appropriate setback standard, and the original structure existed before setback requirements were established.

Nonconforming Principal Structures

The general standards are as follows:

1. The existing principal structure (including deck) is setback from the shoreline a minimum of **25 feet** or **25 percent** of required shoreline setback, whichever is greater.
2. The existing principal structure **does not encroach** upon a property line or local road setback, if within the shore impact zone.
3. Structure width facing the water shall not exceed **40 percent** of the lot width, if located within the shoreline setback.
4. The **height** of the proposed addition, or completed principal structure, shall not exceed a total of:
 - a. **20 feet** in height maximum if any part of the structure is **within the shore impact zone**.
 - b. **25 feet** in height if all or any part of the structure is **between the shore impact zone and the required setback**.
5. The addition will **not encroach** upon the **septic** treatment system or expansion area.
6. The maximum allowable addition shall be determined by the following:
 - a. If a structure is located between **zero and 25 feet** from the shoreline, **no additions** are allowed.
 - b. If a structure is located between **25 feet and the shore impact zone**, an addition total of **200 square feet** is allowed.
 - c. If a structure is located **outside the shore impact zone**, an addition total of **400 square feet** is allowed.
7. The addition does not decrease the existing shoreline setback.
8. The color of the structure shall be **unobtrusive** earth toned colors.
9. The property owner shall develop a **stormwater runoff plan** so runoff does not discharge directly into lakes, rivers, streams, wetlands, or adjacent properties.
10. The structure shall be **screened** from public waters by natural means.

Nonconforming Structures that Meet Shoreline Setback

A nonconforming structure **that meets the shoreline setback**, but does not meet property line, right-of-way and/or road centerline setbacks may be expanded by land use permit without variance, and shall be restricted in the following manner:

1. If the structure is sited to **equal or greater than 50 percent** of the required setback, additions may be in any direction except toward the nonconforming setback.
2. Where the structure is sited **less than 50 percent** of the required setback, the addition shall only be in the opposite direction of the nonconforming setback.
3. Structures that become nonconforming as a result of a **change in functional road class** may enlarge in a manner that does not exceed the road setback standards of the original classification.

Nonconforming Accessory Structures

A nonconforming **accessory** structure (other than water oriented accessory structures) that **does not meet** shoreline setback may increase the structure height, but not expand the floor area or footprint, with a **performance standard permit**, without variance, and the following standards shall apply:

1. **20 feet in height** maximum if all or part of the structure is **within the shore impact zone**.
2. **25 feet in height** if the entire structure is **between the shore impact zone and the required setback**.

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