



# Additions

## To Nonconforming Structures in Shoreland Areas

St. Louis County Planning and Zoning

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**.

## St Louis County Planning and Zoning Department

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