

**Ordinance 62 Amendments**

Article II, Section 2.7 (page 5) Add definition of an addition.

**Section 2.7 Definitions**

The following words shall be defined as follows for the purpose of this Ordinance:

**Addition** - An extension or increase in floor area or height of a building or structure.

Article II, Section 2.7 (Page 11) definition of Public/Semi-public use needs to be updated to reflect adding “Event Center” to list of allowed uses by CUP.

**Public/Semi-Public Use** - The use of land by a public **organization** or private **nonprofit** organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

Article III, Section 3.2 (Page 15) Remove Dimensional District 13. After review of zoning information, this dimensional district does not exist.

**Section 3.2 Lot Dimension Tables**

St. Louis County hereby establishes the following set of minimal dimensional standards that will be used in all county zone districts.

District Number	Lot Area (Acres)	Lot Width (Feet)	Max Lot Coverage (Percent)	Property Line Setback-Principal Structure (Feet)	Property Line Setback-Accessory Structure (Feet)
1	35	600	2	50	25
1a	35	1,200	2	50	25
2	17	600	2	50	25
3	9	300	10	50	25
3a	9	600	2	50	25
4	4.5	300	10	50	25
4a	4.5	400	10	50	25
5	2.5	200	25	20	10
6	2.0	200	25	20	10
7	1.0	150	25	20	10
8	1.0	200	25	20	10
9	1.0	150	25	15	10
10	2.0	200	25	15	10
11	0.5	100	25	15	10
*12	0.33	100	35	10	5
*12	0.25	75	35	10	5
<del>13</del>	<del>2.0</del>	<del>200</del>	<del>30</del>	<del>25</del>	<del>25</del>

\*See special standards for the Plat of Soundan, Town of Breitung.

Article III, Section 3.7 (Page 18) Rework road and ROW setback chart.

**Section 3.7 Road Right-of-Way and Road Centerline Setbacks** - Road Classifications shall be determined by the appropriate road authority.

Road right-of-way setbacks shall be as listed below, or the following road centerline setbacks, whichever is greater:

Road Classification	Centerline Setback (Feet)	Right-of-Way Setback (Feet)
Arterials	110	35
Collectors	85	35
Local Public Roads*	48	15
All Other Roads not listed below*	48	15
Platted Roads with 66' ROW	48	15
Platted Roads with < 66' ROW	n/a	15 (measured from edge of road)
Private Roads	n/a	15 (measured from edge of road)

\*Local and other roads shall exclude easements or driveways that serve fewer than three dwellings or other principal uses.

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Article IV, Section 4.3 C. 2. a. (Page 24) Reword to include that the intent of this provision is if moving the structure to accommodate a new permanent foundation, that it needs to be moved to required setback or a variance is required.

**Section 4.3 Riparian Nonconforming Structures**

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. The appropriate dates for the standards are found in the appendix.

- A. A variance must be approved by the Board of Adjustment to expand a nonconforming structure where the structure does not conform to the dimensional standards of this ordinance unless the expansion falls within the standards found in this section.
- B. Mitigation measures shall be required in areas where they are part of an adopted land use plan.
- C. The general standards are as follows:
  - 1. Additions to structures:
    - a. Existing nonconforming principal structures may be allowed one addition in accordance with the standards found in this Article, provided the addition does not increase the nonconformity. Remodeling as defined in this ordinance is exempt from these provisions.
    - b. No additions shall be allowed to nonconforming accessory structures except as permitted in *Section 4.3 E. and Section 4.3 F.* of this Article.

2. Moving Structures:
  - c. If a nonconforming principal structure is moved any distance whatsoever, **including for the addition and/or replacement of a new permanent foundation**, it shall be done in such a manner as to conform to the regulations of the district where it is relocated. However, if physical features such as wetlands or bedrock prevent full conformance, the structure shall be placed to minimize the nonconformity to the greatest extent and must meet all St. Louis County sewage treatment systems separation distances. A land use permit is required, but no variance is required.
  - d. Nonconforming accessory structures in shoreland districts may be moved away from the shoreline, provided the structure is moved outside the bluff and shore impact zones, and provided that no replacement or additions to the structure are made. A land use permit is required, but no variance is required.
3. Remodeling Structures:
  - a. A property owner may remodel a nonconforming structure in accordance with this ordinance and with state statutes.
  - b. Any grandfathered nonconforming structure or deck that is altered, replaced or partially replaced beyond what is allowed for remodeling shall no longer be considered grandfathered, and shall meet all standards of this ordinance except as otherwise allowed per state statute.
4. Replacement of Structures:
  - a. If any nonconforming structure is destroyed by fire or other peril to the extent of 50% or more of its market value, any subsequent rebuilding or replacing of the structure shall conform to the terms of this ordinance except as otherwise allowed per state statute.

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Article IV, Section 4.3, D. 2. (Page 24) Remove 400 square foot limitation for additions to nonconforming structures. Follow allowable size formulas for additions in 4.3. D. 7.  
and

Article IV, Section 4.3 D. 5. (Page 24) Remove roof height increase and reword if all or part and if the entire structure language.

D. Nonconforming Principal Structures: A nonconforming principal structure may be expanded once with a performance standard permit, without a variance, if all the following standards are met:

1. The existing principal structure (including deck) is setback from the shoreline a minimum of 25 feet or 25% of required shoreline setback, whichever is greater.
- ~~2. The existing principal structure meets or exceeds a ground floor area of 400 square feet and has never had an addition that caused the floor area to meet or exceed 400 square feet.~~

3. The existing principal structure does not encroach upon a property line or local road setback, if within the shore impact zone.
4. Structure width facing the water shall not exceed 40% of the lot width, if located within the shoreline setback.
5. The height of the proposed addition, ~~roof height increase~~ or completed principal structure, shall not exceed a total of:
  - a. 20 feet in height maximum if ~~all or part~~ any part of the structure is within the shore impact zone.
  - b. 25 feet in height if ~~the entire~~ all or part of the structure is between the shore impact zone and the required setback.
6. The addition will not encroach upon the septic treatment system or expansion area.
7. 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.
8. The addition does not decrease the existing shoreline setback.
9. The color of the structure shall be unobtrusive earth toned colors.
10. The property owner shall develop a stormwater runoff plan so runoff does not discharge directly into lakes, rivers, streams, wetlands, or adjacent properties.
11. The structure shall be screened from public waters by natural means.

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Article IV, Section 4.3 E. (Page 25) Additions to nonconforming structures may be expanded ~~once~~ by land use permit without variance. This is for structures that meet a conforming lake setback and should not be limited to one.

E. Additions or Alterations to Nonconforming Structures: 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 ~~once~~ 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% of the required setback, additions may be in any direction except toward the nonconforming setback.
2. Where the structure is sited less than 50% 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.

Article IV, Section 4.4 E. (Page 26) Add language regarding allowing existing principal structures on non-conforming lots of record that are less than ½ acre in size to be replaced without variance if all other ordinance requirements can be met.

D. A single lot of record may be permitted as a buildable lot if all of the following criteria can be met:

1. The lot is a minimum of one-half acre in size with no public sewer or water.
2. The lot is a minimum of 0.33 acre in size with public sewer only.
3. The lot is a minimum of 0.16 acre in size with public sewer and water.
4. The lot shall meet the definition of a lot of record.
5. The impervious surface coverage does not exceed that which is allowed under this ordinance.
6. The lot, when created, complied with official controls in effect at the time.
7. All structure and septic system setback requirements are met.
8. St. Louis county sewage treatment standards are met.

E. A principal structure located on a lot less than one-half acre in size with no public sewer or water may be replaced, without variance, if the following criteria can be met:

1. The principal structure was located on the lot prior to the enactment of this ordinance.
2. The impervious surface coverage does not exceed that which is allowed under this ordinance.
3. The lot, when created, complied with official controls in effect at the time.
4. All structure and septic system setback requirements are met.
5. St. Louis county sewage treatment standards are met.

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Article V. Use Definitions (Page 33) Add “Event Center” to Public/Semi-Public use definition. In addition, definition of Public/Semi-public use will need to be updated in Article II, Section 2.7 (Page 11) see above.

O. **Public/Semi-Public Use** – A category of uses that includes, but is not limited to: licensed assisted living facilities, cemeteries, licensed treatment centers, churches, community centers, **event centers**, fire departments, hospitals, libraries, museums, licensed nursing homes, parks, police stations, postal facilities, public parking facilities, public works facilities, recreation facilities (e.g. ball fields, tennis courts), rest areas, scenic overlooks, schools, town halls, trails (e.g. biking, hiking, skiing, snowmobiling, ATV, multi-purpose), and wild animal centers (e.g. wolf, bear).

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Article V Use Definitions (Page 33) Add a Transportation Class I for private airports, airparks, or other private transportation related uses. Change/update current Public Transportation Terminals to a Class II. E.g. Transportation – Class II (Public Transportation Terminals) This will change letter formatting of Use Classification Definitions also and “use chart”.

P. **Transportation – Class I** – A category of uses that includes, but is not limited to: private airports, or other private transportation related uses for personal use.

~~Q. Public Transportation Terminals~~ **Transportation – Class II (Public Transportation Terminals)** – A category of uses that includes, but is not limited to: commercial airports, buses, subways, commuter trains **and other commercial transportation related uses.**

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Article V. Use Definitions (Page 34) Utility Facilities-Class III- add commercial solar utilities to list.

V. **Utility Facilities – Class III** – A category of uses that includes, but is not limited to: commercial power plants, commercial steam plants, commercial wind turbine and generation plants **and commercial solar utility facilities.**

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Article VI, Section 6.10 A. (Page 48) Clarify language to the effect that a water oriented accessory structure may be placed on a parcel that is a lot of record and meets all other ordinance requirements.

A. **Permit Required: General Minimum Standards:** Water Oriented Accessory structures may be allowed with a land use permit at a reduced shoreline setback with standards listed below, depending on the type of structure. Only one water oriented structure is allowed by permit per minimum lot area and width requirement for the dimensional district and on a lot of record **as defined in Article IV, Section 4.4D, as defined.** There shall be no water oriented accessory structures within the Voyageur’s National Park, on trout streams or on Natural Environment Lakes.

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Article VI, Section 6.10 B. 2 (Page 48) Remove restriction of boathouse depth of 26 feet. Keep other requirement regarding square footage allowed and height allowed. Provision to read: Shall be limited to 20 feet in width parallel to the shoreline.  
and

Article VI, Section 6.10 B. 4 (Page 48) Modify 25 foot setback requirement for boathouses so that the setback may be increased if within a floodzone, bluff or wetland. Provision to read: Shoreline setback shall be no closer than 10 feet. Shoreline setback shall be no more than 25 feet, however, if physical features such as floodplain, bluff or wetlands prevent full conformance, the structure may be placed further than 25 feet from the shoreline, and shall meet all other boathouse standards.  
and

Article VI, Section 6.10 B. 8 (Page 48) Modify 20% slope provision, to allow boathouses on slopes greater than 20% if there is an engineered erosion control plan. Provision to read: Boathouses shall not be allowed on slopes greater than 20%, unless an engineered erosion control plan is submitted, approved and implemented.

A. **Boathouse Standards:** A boathouse may be allowed on General Development and Recreational Development classified lakes with the following standards:

1. Maximum size shall be limited to 400 square feet in floor area on lakes less than 5,000 acres and 520 square feet in floor area on lakes greater than 5,000 acres.
2. Shall be limited to 20 feet in width parallel to the shoreline ~~and 26 feet in depth perpendicular to the shoreline.~~
3. Maximum height shall be 14 feet.
4. Shoreline setback shall be no closer than 10 feet. ~~, or more than 25 feet.~~ Shoreline setback shall be no more than 25 feet unless physical features such as floodplain, bluff or wetlands prevent full conformance the structure may be placed farther than 25 feet from the shoreline, and shall meet all other boathouse standards.
5. A garage type door at least 8 feet wide is required facing the shoreline.
6. Shall not be used for human habitation.
7. Attached decks shall not be allowed.
8. The color of the structure shall be unobtrusive earth toned colors.
9. Boathouses shall not be constructed on slopes greater than 20% , unless an engineered erosion control plan is submitted, approved and implemented.

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Article VI, Section 6.12 B. 1. (Page 50) Each use shall be allowed two signs. Should say two **on-site** signs.

and

Article VI, Section 6.12 Outdoor Sign Administrative Standards (Page 50) Make square footage allowed for a sign consistent for all signs. Change the total square footage allowed for any sign to 64 square feet.

**Section 6.12 Outdoor Signs Administrative Standards “C”**

**A. No Permit Required:** No permit shall be required for the following outdoor signs:

1. Signs not exceeding six square feet in area and bearing only property numbers, post box numbers, names of occupants, or other identification of premises, not having commercial connotations.
2. Flags and insignias of any government except when displayed in connection with commercial promotion.
3. Legal notices, identification, information, or directional signs erected or required by governmental bodies, as defined in Minnesota State Statutes, section 173.02, Subd. 6.
4. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.
5. Signs not exceeding 16 square feet in area directing and guiding traffic and parking on private property but bearing no advertising matter.
6. A temporary sign indicating real estate for rent or for sale, related to the premises only on which it is located, and not exceeding six square feet in area.
7. Signs used on a temporary basis in conjunction with garage, estate, rummage and produce sales, and not exceeding six square feet in area.

**B. Permit Required Nonshoreland:** A land use permit shall be required for outdoor signs with the following standards:

1. Size and number: Each use shall be allowed two **on-site** signs. Each sign shall not exceed ~~128~~ 64 square feet in surface area and shall not exceed 35 feet in height. The size or advertising area of a sign shall mean that portion of the advertising face of a sign that includes the border and trim thereof, but excludes the base and apron supports and other structural members.
2. Location: All free-standing signs shall be set back a minimum distance of ten feet from any right-of-way, and shall be the same as the required property line setback for accessory structures of the zone district in which it is located.
3. Illumination:
  - a. Signs shall not be erected or maintained that are not effectively shielded so as to prevent beams or rays of light from being directed at any portion of any roadway, or such intensity or brilliance as to cause glare or impair the vision of the operator of any motor vehicle.
  - b. No sign shall be erected or maintained which will be so placed or illuminated that it obscures or interferes with the effectiveness of any official traffic sign, device, or signal, or any official sign.
  - c. Downward, back lighted, internally lighted or otherwise dark sky compliant standards shall be utilized to the greatest extent possible unless there is a site-specific reason prohibiting or limiting such lighting.

**C. Permit Required Shoreland:** A land use permit shall be required for outdoor signs located on riparian parcels with the following standards:

1. Size and number: Each use shall be allowed one **on-site** sign that can be viewed from the public waterway and one **on-site** sign that can be viewed from the roadway.
  - a. The sign facing the water body shall not exceed 32 square feet in surface area and shall not exceed 10 feet in height.
  - b. The sign facing the roadway may not exceed 64 square feet and shall not exceed 15 feet in height.
2. Location:
  - a. Freestanding signs shall meet the required shoreline setback for principal structures of the lake classification on which it is located.
  - b. Signs may be located at a reduced setback from the shoreline provided the sign is attached to a permanent structure.
  - c. Setbacks shall be a minimum of 10 feet from the right-of-way, and shall be the same as the required property line setback for accessory structures of the zone district in which it is located.
3. Construction Materials:
  - a. Signs shall be painted or stained in an unobtrusive earth toned color and shall be rustic in appearance.
  - b. The signs must only convey the location, name of establishment, and the general types of goods or services available.
  - c. The signs shall not contain other detailed information such as product brands and prices.
4. Illumination:
  - a. Signs shall not be erected or maintained that are not effectively shielded so as to prevent beams or rays of light from being directed at any portion of any roadway

or public waters, or such intensity or brilliance as to cause glare or impair the vision of the operator of any motor vehicle. Self-illuminated lettering on signage is allowed.

- b. No sign shall be erected or maintained which will be so placed or illuminated that it obscures or interferes with the effectiveness of any official traffic sign, device, or signal, or any official sign.
- c. Downward, back lighted, internally lighted or otherwise dark sky compliant standards shall be utilized to the greatest extent possible unless there is a site-specific reason prohibiting or limiting such lighting.

Other outside lighting may be located within the shore impact zone or over public waters if it is used primarily to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination out across public waters. This does not preclude use of navigational lights.

**D. Permit Required:** A land use permit shall be required for outdoor signs associated with a home business with following standards:

- 1. Size and number: Shall be limited to one on-site sign not to exceed ~~16~~ 64 square feet.
- 2. Location: All free-standing signs shall be set back a minimum distance of ten feet from any right-of-way, and shall meet the required property line setback for accessory structures of the zone district in which it is located.
- 3. Illumination:
  - a. Signs shall not be erected or maintained that are not effectively shielded so as to prevent beams or rays of light from being directed at any portion of any roadway, or such intensity or brilliance as to cause glare or impair the vision of the operator of any motor vehicle.
  - b. No sign shall be erected or maintained which will be so placed or illuminated that it obscures or interferes with the effectiveness of any official traffic sign, device, or signal, or any official sign.
  - c. Downward, back lighted, internally lighted or otherwise dark sky compliant standards shall be utilized to the greatest extent possible unless there is a site-specific reason prohibiting or limiting such lighting.

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Article VI, Section 6.24 E. 6 (Page 68) Recommend adding unless the adjacent owner authorizes, in writing, a reduced setback. In no case shall the tower be located closer to the property line than what the zoning requires.

and

Article VI, Section 6.24 E. (Page 68) Add performance standard encouraging co-location of antennas.

**C. Permit Required: Commercial Communication Towers:** Commercial communication towers may be allowed as a performance standard permit in all zone districts on lots or leased parcels as small as 20,000 square feet. A land use permit shall be required for

accessory structures associated with communication towers. The following performance standards shall apply:

1. Notice shall be sent to adjoining property owners by the Department to determine suitability of the project in the area. Additional standards may be required based on comments received within 14 days, or the Director may require a conditional use permit for the project.
2. Commercial communication towers shall be outside of significant migratory bird flight paths as determined by the Minnesota Department of Natural Resources or the U.S. Fish and Wildlife Service.
3. Night time strobe lights may be permitted only when necessary to meet federal standards or protection of migratory birds.
4. Tower heights are restricted to less than 300 feet when located within 1,000 feet of a public water, public waters wetland or within two miles of Lake Superior. Towers located outside these areas are restricted to a height less than 500 feet.
5. Towers shall not be allowed closer than two times the tower height to the nearest adjacent principal structure, unless the adjacent owner authorizes, in writing, a reduced setback.
6. Property lines setbacks shall equal the height of the tower, **unless the adjacent owner authorizes, in writing, a reduced setback.**
7. ~~This setback shall also apply from the Ordinary high water level setback for properties on a lake or river shall meet the required lake or river setback or equal the height of the tower, whichever is greater. and from~~
8. **Public road right-of-ways setback shall meet the required road right-of-way setback or equal the height of the tower, whichever is greater.**
9. No advertisement shall be placed on the towers except for the name of facility owners.
10. A fencing plan shall be required as part of the application review.
11. Prior to submission of any application, the applicant shall discuss emergency and public information needs with the appropriate government agencies.
12. Access to the site shall be obtained from the appropriate road authority.
13. All appropriate government permits and authorizations shall be adhered to.
14. **Co-location of antennas is encouraged and the applicant shall demonstrate that the facility will be constructed in a manner that will accommodate multiple users.**

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Article VIII, Section 8.6 (Page 86) Variances and Other Appeals. Add additional language suggested by the County Attorney's Office to criteria for decisions.

**B. Applications, Hearings, Decisions, and Criteria**

**1. Criteria for Decisions:**

- a. The Board of Adjustment shall always act with due consideration to promoting the public health, safety, and welfare, encouraging the most appropriate use of land and conserving property value, and shall permit no structure, building or use detrimental to a neighborhood.
- b. Variances:

- i. The Board of Adjustment may authorize a variance from the terms of this ordinance which will not be contrary to public interest, where owing to special conditions a practical difficulty would be created by carrying out the strict letter of the ordinance, and when the terms of the variance are consistent with the spirit and intent of this ordinance and with the county's land use or comprehensive plan, if any.
- ii. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control. "Practical difficulties" as used in connection with granting a variance means that the property in question cannot be put to a reasonable use under the conditions allowed by this ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute practical difficulties if a reasonable use for the property exists under the terms of this ordinance. No variance may be granted that would allow any use that is prohibited in the zone district in which the subject property is located.
- iii. When in the opinion of the Board of Adjustment a variance may result in a material adverse effect on the environment, the appellant may be required by the Board of Adjustment to demonstrate the nature and extent of the effect.
- iv. It shall be the burden of the applicant to demonstrate sufficient practical difficulty to sustain the need for a variance. Absent a showing of practical difficulty as provided in Minnesota Statutes and this ordinance, the Board of Adjustment shall not approve any variance.
- v. The Board of Adjustment may impose conditions in the granting of variances to insure compliance and to protect adjacent properties and the public interest.
- vi. When an applicant seeks a variance for additions or alterations to a lot or structure that have already commenced, it shall be presumed that the changes to the lot or structure were intentional and the plight of the landowner was self-created, as per Minnesota Statutes, section 394.27, subdivision 7 and all acts amendatory thereof.
- vii. The essential character of the locality where a variance is requested shall be evaluated based on compliance with zoning regulations and variances that existed at the time the locality was developed, as well as on compliance with the purposes of this ordinance.
- viii. Presumptions contained in this section are rebuttable by the applicant.

## Ordinance 60 Amendment

Article VI (Performance Standard Subdivision), Section 6.3 Submittals B. 12 (Page 15) Clarity on what a standard SSTS is as per Environmental Services Director and Ordinance 61.  
and

Article VII,(Minor Subdivision), Section 7.3 B. 8 (Page 16) Clarity on what a standard SSTS is as per Environmental Services Director and Ordinance 61.

### **ARTICLE VI PERFORMANCE STANDARD SUBDIVISION**

#### **Section 6.3 Submittals**

- A. A Certificate of Survey and corresponding Electronic Sketch shall be submitted for any Performance Standard Subdivision and shall include the following:
1. Boundary lines with lengths and bearings taken from a boundary survey drawn by a licensed land surveyor.
  2. Legal description of the property.
  3. Total acreage.
  4. Name of the fee owner, developer and surveyor.
  5. North arrow.
  6. Graphic bar scale.
  7. Date of preparation.
  8. Layout of proposed parcels and parent parcel.
  9. Existing buildings, drawn to the same scale as existing data.
  10. Dimensions scaled to nearest foot of all parcel lines, easement widths and lakeshore lengths.
  11. Total acreage for each parcel created, as well as the parent parcel.
  12. Areas suitable for a **standard** SSTS and replacement area meeting the requirements of applicable state and county laws and **Ordinance 61, or its successor or replacement..**

### **ARTICLE VI MINOR SUBDIVISION**

- B. **Concept Plan Review.** Concept plan submittals shall include an electronic sketch and supporting documentation as follows:

#### Electronic Sketch:

1. All submittals listed in Section 4.6.
2. Boundary lines with lengths and bearings taken from a boundary survey drawn by a licensed land surveyor with the legal description of the property, total acreage, name of the fee owner, developer and surveyor, north arrow, graphic bar scale, and date of preparation.

3. Topography consisting of 10-foot contour intervals taken from United States Geological Survey (USGS) mapping, or equivalent or more accurate source, if available.
4. Location of 100 year floodplains and the ordinary high water level, as taken from USGS mapping, or the equivalent or a more accurate source, if available.
5. The existing zoning classification and the zoning classification of adjacent parcels.
6. Layout of proposed lots, and buildings if known, drawn to same scale as existing data.
7. Dimensions scaled to nearest foot of all lot lines, easement widths and lakeshore lengths and total acreage for each lot created, as well as the remnant parcel.
13. Areas suitable for a ~~standard~~ SSTS and replacement area meeting the requirements of applicable state and county laws and Ordinance 61, or its successor or replacement..
8. Other information as deemed necessary by the Director.

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General change throughout: replace Ordinance 55 with Ordinance 61, or its successor or replacement. (Pages 15, 20, 21, 22, and 26.)