



Becker County Planning Zoning ~ Structural Setbacks, Lot Coverage, Permit Fees ~

RDB 8/11/2021

A Site Permit is required for any structure placed or built on your property. This includes structures that are moved in or on a temporary foundation. Applications are reviewed in the order they are received and may take up to 10 BUSINESS days.

WATER SETBACKS		
Lake Classification		
General Development (GD)		75 feet
Recreational Development (RD)		100 feet
Natural Environment (NE)		150 feet
River Classification		
Remote		200 feet
Forested/Transition		150 feet
Agricultural/Tributary		100 feet
Additional Setbacks		
Riparian/Protected Wetlands / Waters	50ft natural vegetative buffer between structure and wetland	
Wetland – not protected	May build up to but not into	
Bluff	30ft from the top	
ROAD SETBACKS: The right-of-way measurement is taken from your property pins (measure from pins into property).		
Township/Public Roads		
Shoreland-Riparian (property is bordering a lake, river, or stream)		
Easement Road (centerline)		
Dwelling & Non-Dwelling Structures		53 feet
ROW (Platted or Dedicated)		
Dwelling & Non-Dwelling Structures		20 feet
Shoreland-Non-Riparian: Property within 1000' of a lake or 300' of a river or stream but does not boarder the water		
Easement Road (Centerline)		
Non-Dwelling Structures		53 feet
Dwelling Structures		78 feet
ROW (Platted or Dedicated)		
Non-Dwelling Structures		20 feet
Dwelling Structures		45 feet
Non-Shoreland (Property is more than 1000' from a lake and more than 300' from a river or stream)		
Easement Road (Centerline)		
Non-Dwelling Structures		53 feet
Dwelling Structures		63 feet
ROW (Platted or Dedicated)		
Non-Dwelling Structures		20 feet
Dwelling Structures		30 feet
County Roads		
Shoreland (Property within 1000' of a lake or 300' of a river or stream)		
Easement Road (Centerline)		*95 feet
ROW (Platted or Dedicated)		45 feet
Non-Shoreland (Property is more than 1000' from a lake and more than 300' from a river or stream)		
Easement Road (Centerline)		*80 feet
ROW (Platted or Dedicated)		30 feet
*County Road Examples	Non-Shoreland	Shoreland
66' wide road	33+30= 63	33+45= 78
100' wide road	50+30= 80	50+45= 95
State & US Highways		
Shoreland		50 feet from the ROW
Non-Shoreland		30 feet from the ROW
Expressways & 4-Lane Highways		
Shoreland		50 feet from the ROW
Non-Shoreland		30 feet from the ROW
REAR PROPERTY SETBACK		
Dwelling Structures		40 feet
Non-Dwelling Structures		20 feet



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SIDE PROPERTY SETBACK	
Agricultural	10 feet
Residential	
Lot width 100 feet and greater	10 feet
Lot of record & Less than 100' in width*	10% of lots width-no less than 5 ft
Commercial	
Next to Commercial Lot	15 feet
Next to a different district	30 feet
Industrial	
Next to Industrial Lot	15 feet
Next to a different district	50 feet
Church/School next to Ag or Res	50 feet

***Lot of record.** A lot that was buildable before the May 5, 1971 enactment of this Ordinance.

WELL SETBACK	
Any building and/or overhang	3 feet

BUILDING HEIGHT	
Non-Dwelling Structures	Peak Height 30'
Dwelling Structures	Building Height 30'

MAXIMUM LOT COVERAGE	
Residential/Agricultural	25%
Commercial	30%
Industrial	35%

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included. Decks should be included if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage on a substandard lot a stormwater management plan and/or mitigation is required.

EROSION CONTROL REQUIREMENTS
The Becker County Zoning Ordinance requires that appropriate erosion control measures are installed prior to construction with any permit involving the excavation or movement of fill material. Erosion control measures should remain until construction is completed, at which time seed/mulch should be applied (within 14 days of construction completion). Silt fence should be used on the down grade side of all construction projects to prevent sediment from leaving the site and entering a body of water. More information on silt fences and straw bale installation procedures is available in the Planning and Zoning office. Failure to maintain erosion control measures will result in a cease and desist order on the project, assessment of an administrative fee, and an approved erosion control plan before work may resume.

SEPTIC SETBACKS	TANK	DRAINFIELD
Property lines	10	10
Wells- deep/shallow	50/50	50/100
Structures	10	20
Lakes GD/RD/NE	50/75/150	50/75/150
Rivers- Ag-Trib/Forest-Transition	75/100	75/100
Remote/Wetlands	150/50	150/50

PERMIT FEES (Permit fees may be calculated by square footage as set forth by the County Board of Commissioners.)	
\$1 - \$2500 of construction	\$50.00
\$2500 - \$5000 of construction	\$75.00
Every \$1000 increment after \$5000	Additional \$3.00
Cormorant Surcharge	\$25.00

AFTER THE FACT PERMIT FINES	
For construction less than a \$5000 value	3 X the original fee
For construction more then a \$5000 value	\$500.00 plus 5 X the original fee

ADDITIONAL RESOURCES, INFORMATION AND PHONE NUMBERS	
Becker County Planning & Zoning	218-846-7314
Soil and Water Conservation	218-846-7360
DNR Hydrologist	218-846-8383
Pelican River Watershed	218-846-0436
Cormorant Watershed	Ellis Peterson: 218-532-2104 or Jeff Moritz: 218-439-6044