

Memorandum

To: Windemere Township

From: Kim Lindquist, Zoning Administrator

Date: March 13th, 2026

Re: 03-05-2026 Draft Zoning Ordinance and 03-02-2026 Draft Comprehensive Plan Revisions and Discussion Items

As staff continue to review the zoning ordinance and comprehensive plan and make formatting changes, there are some items we noted that were inconsistent with prior discussions, were not in the appropriate location, or were unnecessary. The following modifications are recommended. If the Commission finds them acceptable, the Commission can reference these changes in the motion.

The following changes were made to the draft Zoning Ordinance:

- 3.6 Summary Table
 - o “Note 5 – Side yard setbacks for R-2 residential shall be 25’ in the Shoreland Overlay District” was removed.
 - Side yard setbacks for the shoreland overlay district are addressed in section 10.11.2 of the ordinance.
 - o With the deletion of note 5, note 6 was updated to be note 5
- 10.13 Placement and Design of Roads, Parking Areas, and Driveways
 - o 10.13.2 “Documentation must be provided by a licensed engineer that all roads and commercial parking areas are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local soil and water conservation district, or other applicable technical materials.”
 - The word commercial was added to specify what types of parking areas need a licensed engineer.

The following changes were made to the draft Comprehensive Plan:

- 2.0 Policy Changes - Shoreland Areas
 - o Table 1 - The structure setbacks from the OHW on Recreational Development lakes changed from 150 feet for both sewerred and unsewerred lots to 100 feet for unsewerred lots and 75 feet for sewerred lots. The structure setback from OHW on Tributary Rivers for sewerred lots changed to 75 feet.
 - This was done to align with the setback changes that were made to the zoning ordinance at the public hearing on 03/03/2026.

The following items have been brought to our attention as a matter of discussion:

- The following parcels proposed zoning district. They are currently zoned agricultural and are being proposed as changing to sensitive area on the Zoning Map and Land Use Map and special protection for the areas of the parcel shown on the Shoreland Overlay District Map.
 - o 330805002
 - o 330824000

MINIMUM REQUIREMENTS

Zone District	Lot Area (1)	Buildable Area	Lot Width (ft)	Impervious Surface Coverage (Maximum)	Lot Line Setback (ft)				Front Yard (ft)
					Side Yard		Rear Yard		
A-1 Agricultural	20 acres	1 acre	660		P 35	A 10	P 50	A 100	100 (2)(3)
R-2 Residential (Unsewered)	5 acres	1 acre	300	20% (4)	15 (5)	10	20	10	20 (65)
R- 2 Residential (Sewered)	2.5 acres	22,000 sq ft	150	20% (4)	10 (5)	10	20	10	20 (65)
R-3 High Density (Unsewered)	40,000 sq ft	20,000 sq ft	100	25%	10	10	20	10	20 (65)
R-3 High Density (Sewered)	20,000 sq ft	15,000 sq ft	100	25%	10	10	20	10	20
C-1 Commercial (Unsewered)	2.5 acres	1 acre	300	90%	10	10	20	10	20
C-1 Commercial (Sewered)	1.5 acres	22,000 sq ft	150	90%	10	10	20	10	20
F-1 Forest Management District	10 acres	1 acre	330		35		50	10	100
SA Sensitive Area	40 acres	1 acre	1320		35		50		100

P = Principal Structure

A = Accessory Structure

1 - All lots in the shoreland overlay district shall be a minimum of 5 acres.

2 - Front yard setback will be measured to the designated right of way line or to the roadside property line. (Determination based on meets and bounds description or plotted description)

3 - When a parcel borders more than one public right-of-way, the front yard setback applies to all sides of the property adjacent to a public right-of-way.

4. For parcels 2 acres and under 25%; for lots over 2 acres 20%

~~5 Side yard setbacks for R-2 Residential shall be 25' in the Shoreland Overlay District.~~

~~65-~~ Front yard setback for principal structure of seventy-three (73) feet from the centerline of all county roads and streets or twenty (20) feet from the road right-of-way, whichever is more restrictive. If a utility easement exists along the front of the property, and that easement is specifically intended to be used for pedestrian trails or walkways in addition to utilities, then the twenty (20) foot setback shall be measured from the easement.

ARTICLE IV AGRICULTURAL DISTRICT (A-1)

- 4.1 **Agricultural District.** The purpose of the Agricultural District (A-1) is to preserve, promote, maintain, and enhance the use of the land in the district primarily for rural living, agricultural purposes and forestry while allowing some residential development. In the Agricultural District (A-1), no land or buildings shall be used in whole or part except for one or more of the following allowed uses.
- 4.2 **Permitted Uses.** The following uses are allowed within the Agricultural District (A-1) as a matter of right:
1. Agricultural uses.
 2. Single-family dwelling, including seasonal cabin.
 3. Houses of worship.
 4. Home Occupation I.
 5. Forestry and nurseries.
 6. Seasonal greenhouses for the sale of garden plants to customers arriving on-site.
 7. One temporary or seasonal structure for the sale of an agricultural product of any of the above permitted uses provided that such structure is located not less than twenty (20) feet from the right-of-way line and that adequate off-street parking is provided. Parking must be located not less than twenty (20) feet or more from the road right-of-way line and provides adequate access to prevent a vehicle from backing onto the road.
 8. Public parks, recreational trails, wildlife areas, game refuges and forest preserves owned or operated by governmental agencies or non-profit entities.
 9. Cannabis Cultivator.
- 4.3 **Accessory Uses.** Any structure or use which is incidental to the permitted agricultural use. The following uses are permitted accessory uses:

10.13.2 Roads, driveways, and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. Documentation must be provided by a licensed engineer that all roads and [commercial](#) parking areas are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local soil and water conservation district, or other applicable technical materials.

10.13.3 Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas and must be designed to minimize adverse impacts.

10.13.4 Public and private watercraft access ramps, approach roads, and access related parking areas, as approved by the DNR, may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this subpart are met. For private facilities, the grading and filling provisions of [Section 10.12](#) of this Ordinance must be met.

10.14 **Stormwater Management**

The following general and specific standards shall apply:

10.14.1 **General Standards**

1. When possible, existing natural drainage ways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater run-off before discharge to public waters.
2. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, run-off velocities, erosion potential, and reduce and delay run-off volumes. Disturbed areas must be stabilized and protected as soon as possible, and facilities or methods used to retain sediment on the site.
3. When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater run-off using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and non- manmade materials and facilities.

10.14.2 **Specific Standards**

1. Impervious surface coverage of lots must not exceed the coverage permitted in [Section 10.11](#).
2. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed

- Applies within 1,000 feet of lakes and 300 feet of designated streams
- There are two types of lake classifications in Windemere Township, each with slightly different regulations: Recreational Development and Natural Environment. The former includes Island, Sturgeon, Eleven, Twelve, Passenger, Rush and Sand. The Town has worked with the DNR to add 4 additional Natural Environment lakes for a total of 14 within the community. There is a total of 21 classified lakes. The other ten are classified as Natural Environment lakes
- Five streams are classified as Tributary Rivers: Willow, Little Willow, Hay ~~Creek~~, Big Slough Creek and an unnamed creek.
- Single-family houses are a Permitted Use in all Shoreland Districts identified within Windemere Areas except in the Special Protection ~~sub-d~~District, where houses are allowed by Conditional Use Permit².
- Multiple-family housing is allowed only with a Conditional Use Permit., whether in the Rural Residential zone or the Water-Oriented Commercial Residential District.
- Water-oriented businesses are allowed as a Permitted Use in the Water-Oriented Commercial Residential ~~sub~~-district.

Table 1: Housing Regulations (Partial) for Riparian (Shoreline) Lots:

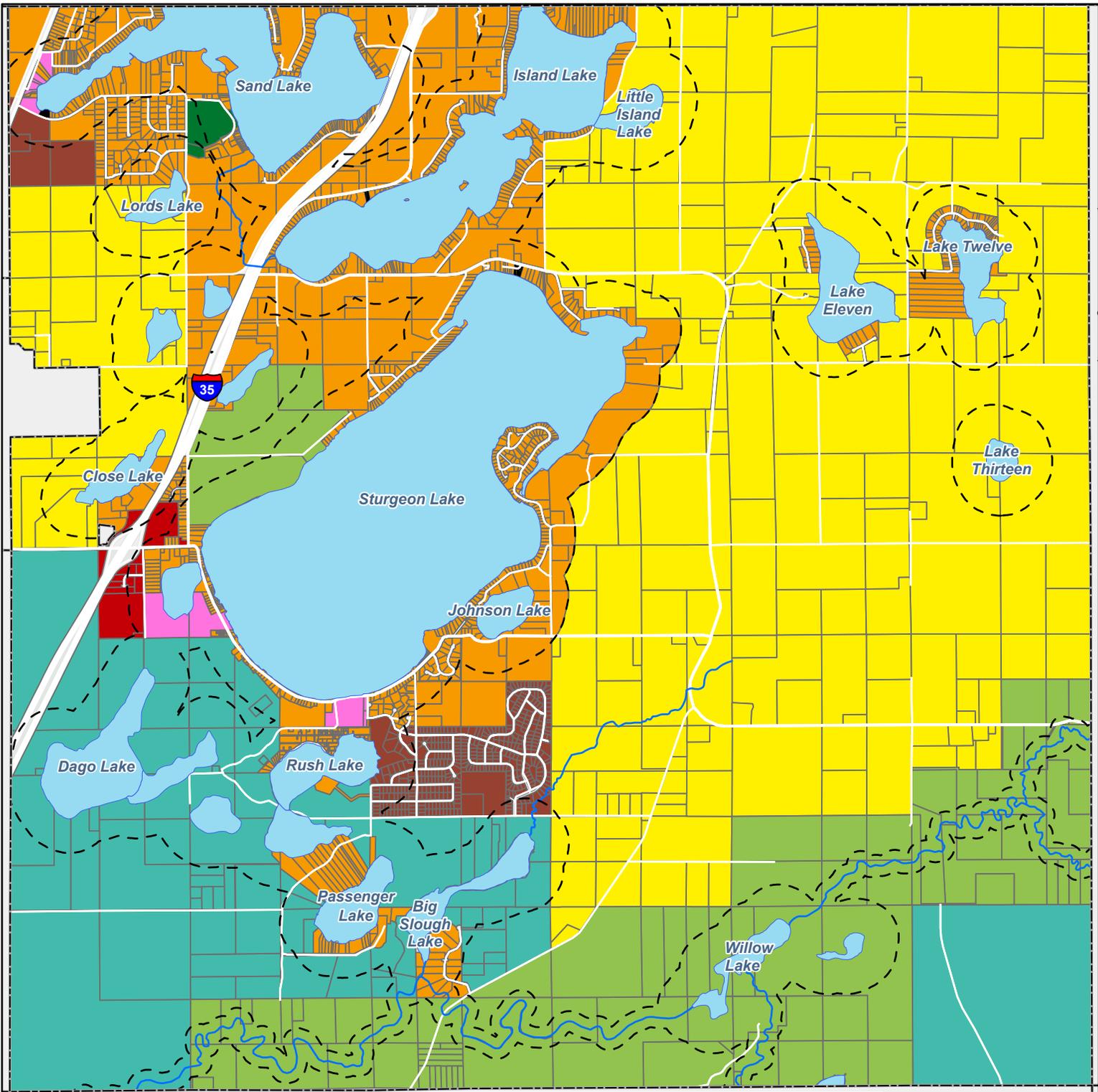
	Unsewered Lot	Sewered Lot
Recreational <u>Development</u> Lakes		
Minimum lot size	40,000-sf 5 acres	20,000-sf 5 acres
Minimum lot width	300 feet 150	100 300 feet
Setback from OHW line *	100 feet	75 feet
Setback from top of bluff	30 feet	30 feet
Natural Environment Lakes		
Minimum lot size	5 acres 80,000-sf	5 acres 80,000-sf
Minimum lot width	300 feet 200	300 feet 125
Setback from OHW line *	150	150
Setback from top of bluff	30	30
Tributary Rivers		
Minimum lot width	3 200 feet	Not applicable
Setback from OHW line *	150 feet	Not applicable 75 feet
Setback from top of bluff	30	30

* OHW: Ordinary High Water

- Other Shoreland Management Overlay zoning regulations address:

Lot coverage	Decks, lifts and landings
Setbacks for septic systems	Steep slopes and stairs
Accessory structures (garages, sheds)	Commercial development
Building height	Parking, including recreational vehicles
Boat docks, slips and boat houses	Shoreland alterations, grading, filling and removing vegetation
The Shore Impact Zone (from the water halfway to the building minimum setback) and the Bluff Impact Zone (the first 30 feet back from top of the bluff)	

² A conditional use is a land use that may be allowed in a given zoning district if it meets the conditions for that use specified in the ordinance. The Planning Commission~~Board of~~ Policy Plan



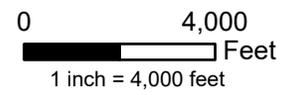
	Shoreland Overlay District		High Density Residential
	DNR Public Watercourses		Rural Agricultural
	DNR Public Waters		Rural Residential
Land Use Classification			Sensitive Area
	Commercial		Campgrounds, Resorts, and Water-Oriented Commercial-Residential
	Forest Management		DNR Public Access
	Golf Courses		

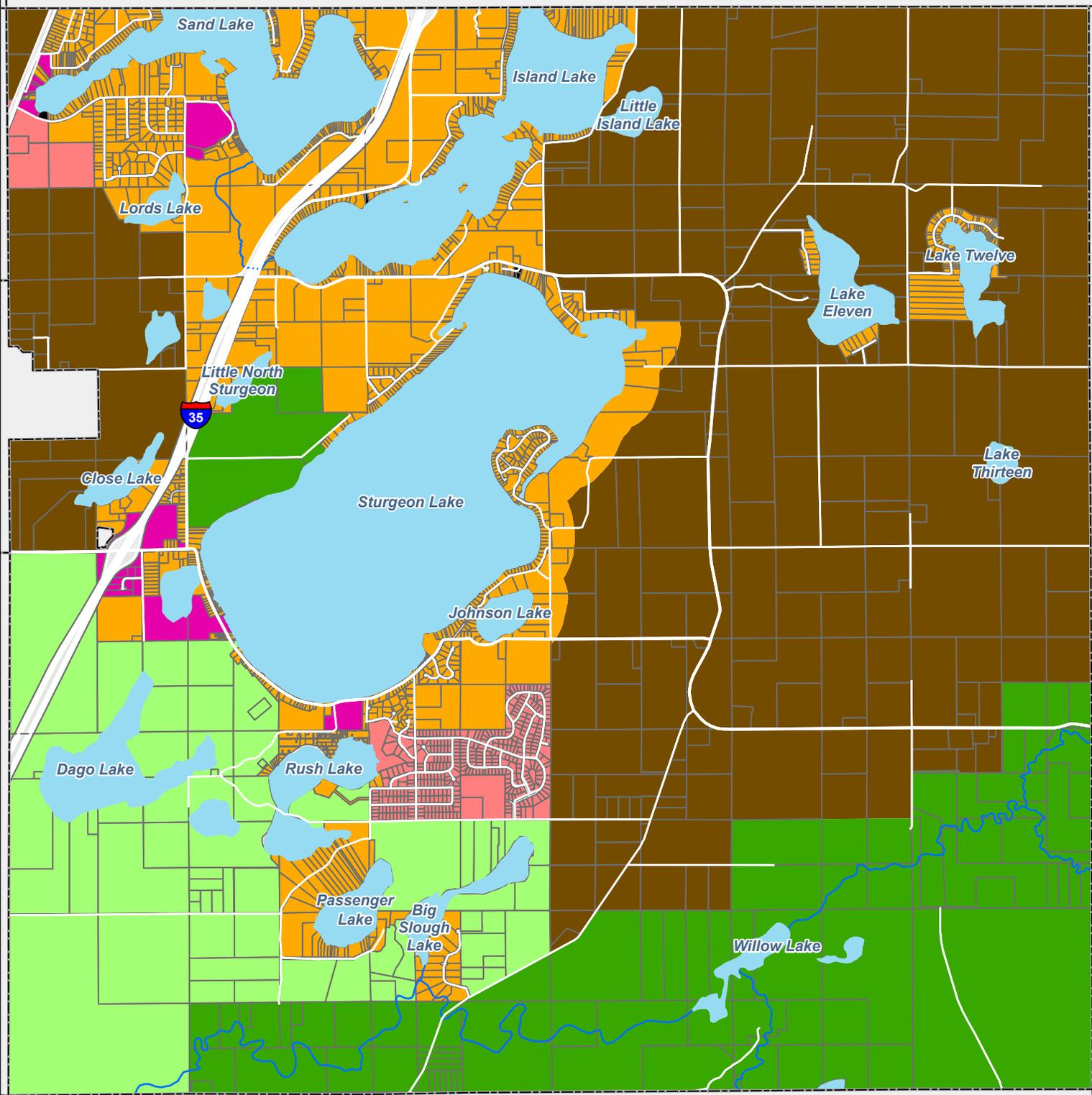


Land Use Plan Map

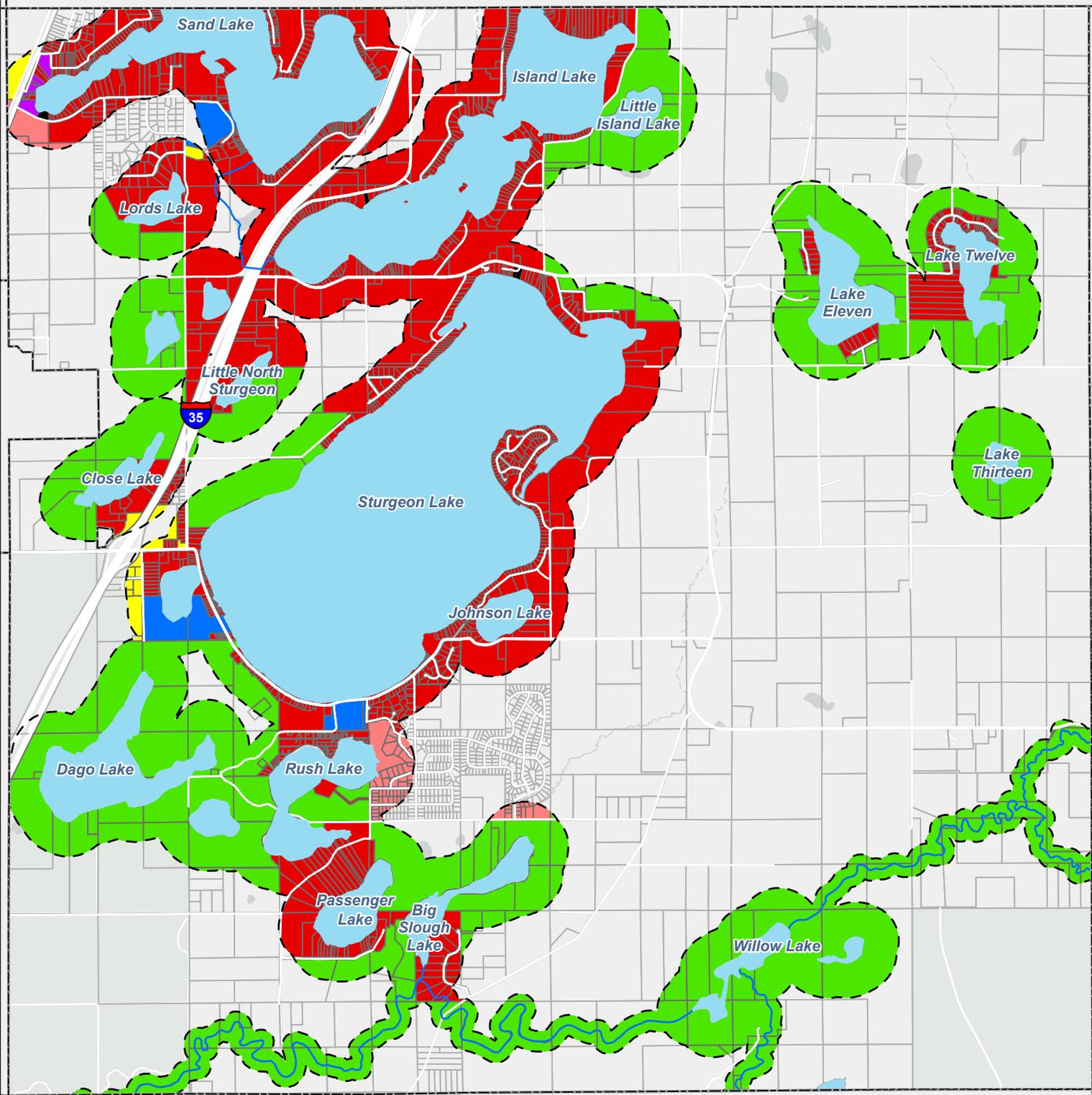
Windemere Township
Pine County, MN

DRAFT
03-09-2026





	DNR Public Watercourses		F1 Forest Management District
	DNR Public Waters		SA Sensitive Area
Zoning Classification			R2 Residential Rural
	A Agricultural		R3 High Density Residential
	C Commercial		DNR Public Access



DNR Public Watercourses	Residential Recreational District
DNR Public Waters	Special Protection District
Shoreland Land Use	Water-Oriented Commercial District
General Use District	Water-Oriented Commercial-Residential District
High Density Residential District	DNR Public Access

Shoreland Overlay District Map

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