



Becker County Planning & Zoning

~ Structural Setbacks, Lot Coverage, & Permit Fees ~

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	
Lakes	
General Development (GD)	75ft
Recreational Development (RD)	100ft
Natural Environment (NE)	150ft
Rivers	
Remote	200 ft
Forested / Transition	150 ft
Agricultural / Tributary	100 ft
Protected Wetlands / Waters	50ft natural vegetative buffer between structure and wetland
Wetland – not protected	May build up to but not into
Bluff	30 ft

ROAD SETBACKS	
Township / Public Roads	45 ft from right-of-way or 78ft from centerline
<i>Detached Accessory Structures on Township Roads</i>	<i>20 ft from right-of-way or 53 ft from centerline</i>
County Roads	45 ft from right-of-way or 95 ft from centerline
State & US Highways	85ft from right-of-way
Expressways & 4 – Lanes	110ft from right-of-way

Please Note – The right-of-way measurement is taken from your property pins (measure from pins onto property).

REAR PROPERTY SETBACK	
Rear Property Line	40ft
<i>Detached Accessory Structures</i>	<i>20 ft</i>

SIDE PROPERTY SETBACK	
Agricultural	20ft
Residential	
Lot width greater than 100 ft	10 ft
Lot width less than 100 ft	10% of lots width-no less than 5ft
Commercial	15 ft if next to Commercial Property / 30 ft if next to Res or Ag

WELL SETBACK	
Any building and/or overhang	3ft

MAXIMUM LOT COVERAGE

25% impervious surface coverage is permitted on a residential property and 30% coverage on a commercial property. Impervious surface includes: buildings, concrete, asphalt, decks, sidewalks, patios pavers, Class 5 gravel, etc. *If you have property in the Shoreland District and exceed 15% lot coverage, you will be required to provide a stormwater management plan.*

DETACHED ACCESSORY STRUCTURES are limited to 22 feet in height and 1 ½ stories.

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	
Remote/Wetlands	150/50	

PERMIT FEES	
\$1 - \$2500 of construction	\$50.00
\$2500 - \$5000 of construction	\$75.00
Every \$1000 increment after \$5000	Additional \$3.00
Cormorant Surcharge	\$25.00

Note: Permit fees may be calculated by square footage as set forth by the County Board of Commissioners.

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

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).

Included on the next page are examples of silt fence and straw bale installation procedures. 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 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.

ADDITIONAL RESOURCES, INFORMATION AND PHONE NUMBERS

Becker County Planning & Zoning	218-846-7314
Soil and Water Conservation	218-847-2651
Department of Commerce	800-657-3602
Becker Co Electrical Inspector <i>Lowell Bradbury</i>	218-342-3345 (7:00–8:30 am, M – F)
MN Dept of Health (Wells)	218-332-5150
DNR Hydrologist	218-846-8383
Cormorant Watershed	Orrin Davis: 218-532-7858 Ellis Peterson: 218-532-2104
Pelican River Watershed	218-846-2104
MN Pollution Control (MPCA)	218-847-1519
Army Corps of Engineers	651-290-5201
City of Detroit Lakes	218-847-5658

WEBSITE: www.co.becker.mn.us