

**ARTICLE 13  
GREEN SPACE DISTRICT STANDARDS**

**13.1 PURPOSE**

The purpose of the Green Space District is to provide for limited residential development in areas of Crow Wing Township that contain large areas of wetlands and limited road access. The Green Space District Standards are created to implement the following policy and strategy of the Crow Wing Township Comprehensive Plan:

- A. Water Resource Policy: To protect, preserve, and improve the quality of Crow Wing Township's lakes, streams and wetlands.
  - i. Strategy #7. Protect wetlands from development and degradation.

**13.2 ADDITIONAL REQUIREMENTS**

Uses and structures in this District shall comply with all applicable provisions of this Zoning Ordinance, and provisions of the Crow Wing Township Subdivision Ordinance and the Crow Wing County Mississippi Headwaters Ordinance. In the case that more than one provision applies, the most restrictive provisions shall apply.

**13.3 PERMITTED, CONDITIONAL AND ACCESSORY USES**

The land use classification list in Section 10.8 lists permitted, conditional and accessory uses allowed in Green Space Districts. Any use that is not listed as permitted, conditional or accessory for this district or is not determined by the Planning Commission to be a use similar to an allowed use in this district shall be prohibited.

**13.4 CABIN, SEASONAL RESIDENCE, RECREATIONAL RESIDENCE – DEFINITION**

A seasonal residence for the purposes of this Ordinance shall mean a residence for use on a part-time basis of not over one hundred and eighty (180) days in any calendar year. Seasonal residential uses are only allowed as a conditional use.

**13.5 SEASONAL RESIDENTIAL USES – DENSITY AND DIMENSIONAL STANDARDS**

Seasonal residential structures shall meet the following density and dimensional requirements:

- A. **Minimum lot area:** The minimum lot area in this district shall be two and one-half (2 ½) acres.
- B. **Minimum lot width:** The minimum lot width shall be one hundred and sixty-five (165) feet.
- C. **Lot line setbacks:**
  - i. Dwellings:
    - a. Side yard setbacks: Ten (10) feet
    - b. Front and rear yard: Thirty five (35) feet
  - ii. Accessory buildings: Ten (10) feet
- D. **Maximum structure size:** Twelve hundred (1,200) square feet
- E. **Road ROW Setbacks:** Structures shall be set back from road rights-of-way lines a minimum of thirty-five (35) feet.

- i. Lot fronting on two roads.** Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory building shall project beyond the front yard.
- F. Maximum impervious surface coverage.** The maximum impervious surface coverage for any lot shall be fifteen (15) percent.
- G. Minimum setbacks from shoreline.** Structures and on-site sewage treatment systems shall meet the setback standards in Section 11.7 of this Ordinance.
- H. Minimum setback from wetlands.** Structures shall be setback sixteen and one-half (16 ½) feet from the edge of a wetland. The use of WCA exemption to meet this setback requirement is prohibited.
- I. Building Height.** All structures in residential districts, except churches and nonresidential agricultural structures must not exceed thirty five (35) feet in height.
- J. Building Overhang.** All setbacks shall be measured to the vertical side of the structure. No part of the structure, such as eaves, can overhang or reduce such setback by more than three (3) feet.

### 13.6 STANDARDS FOR OTHER RESIDENTIAL USES

Year-round, single-family residential uses may be allowed in the Green Space District if all of the following requirements are met:

- A. Density and dimensional standards:** The density and dimensional standards for year-round single-family residential uses in this District shall be the same as those listed in Section 13.5 for seasonal residential uses, except that:
  - i. Minimum lot size:** The minimum lot size shall be twenty (20) acres with a minimum of five (5) acres of upland, and
  - ii. Minimum lot width:** The minimum lot width shall be three hundred and thirty (330) feet.