

SHORELAND ALTERATIONS - City of Breezy Point

Water-Oriented Accessory Structures

- A 12 ft. high, 120 sq. ft. shed is allowed by the lakeshore. The shed must be located at least 20 ft. from the Ordinary High Water level (OHW) and must meet the 10 ft. side-yard setback. It cannot be used for human habitation.

Beaches (referred to as 'sand blankets')

- Existing: Up to 10 cubic yards of sand for beaches (sand blankets) is allowed annually without a permit.
- Length is limited to 50 ft. or 1/2 width of lot (whichever is less), with a max width of 25 ft. back from the OHW (<10% slope) with permit. (not allowed in bluff)

Ice Ridges & Watercraft Access Ramps

- **Annual Ice Ridge** = *linear mound of lakebed materials pushed onto the lakeshore by the action of ice within a calendar year.* No permit required if work is completed within current, calendar year (erosion/sediment control required).
- **Historic Ice Ridge** = *linear mound of lakebed materials pushed up onto the lakeshore by the action of ice over a period of two or more years upon which well-established herbaceous and woody vegetation is growing.* Removal of 15 linear ft. is allowed by permit on residential lots, 25 ft. on commercial lots. A stabilized side slope (2:1) and a berm of diversion channel landward of the alteration are required to prevent erosion/sedimentation.

Stairways, Lifts, Landings, Steps, and Decks

- New decks are not allowed inside the building setback without a variance.
- A 4 ft. wide walkway or stairway within the lake setback is allowed with a permit.
- Landings on stairways are allowed by permit, with a size limit of 32 sq. ft.
- A 6 ft. wide elevated boardwalk for lake access over wetlands is allowed with a permit.

Dirt Moving Amounts Allowed by Permit (additional amounts would require a conditional use permit)

- SIZ1 (Shore Impact Zone 1 = first half of setback): Up to 50 cubic yards of dirt moving allowed annually (including sand) with permit.
- SIZ2 (Shore Impact Zone 2 = second half of setback): 10 to 50 cubic yards allowed annually with permit.

Patios & Retaining Walls (only need a permit if within structure setback line)

- Retaining walls up to 4 ft. in height are allowed in the SIZ1 and SIZ2 by permit to control erosion.
- Design and stabilization plans are required for walls in the SIZ1 and SIZ2. All walls are limited by dirt moving amounts (see above).

Shoreline Vegetation Removal

- A new **shoreline recreation use area** is allowed by permit, where intensive clearing can occur for up to 50 ft. or 1/2 width of lot (whichever is less) of the total lot width by 25 ft. deep. Clearing in SIZ1 is also allowed for a 15 ft. wide access path to the lake, with permit.
- Limited vegetation removal is allowed without a permit in SIZ1 on GD & RD lakes for view of lake from principal dwelling site as well as in conjunction with permitted stairways, picnic areas, beach and watercraft access areas, and water oriented structures.
- Woody vegetation removal in the SIZ1 on Natural Environment (NE) lakes requires a permit.

PERFORMANCE STANDARDS FOR ALL SHORELAND ALTERATION PERMITS

- Stormwater plan or best management practices (BMPs) required for impervious surface coverage of more than 25%.

Activities that may NOT require a permit *Please check with the City of Breezy Point first!*

- Yard creation in upland areas (limited to 10 cubic yards annually...only in SIZ2).
- The construction of a driveway, access road or parking area.

For additional information contact Planning at (218) 562-4441 ext. 260 or email planner@cityofbreezypointmn.us
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