

UDC APPLICATION CHECKLIST: SHORELAND PROTECTION PERMIT

Use this checklist to guide your Land Development Application for a Shoreland Protection Permit. This document will outline the required application materials and the sections of code to review in the Unified Development Code (UDC).

1. General Information

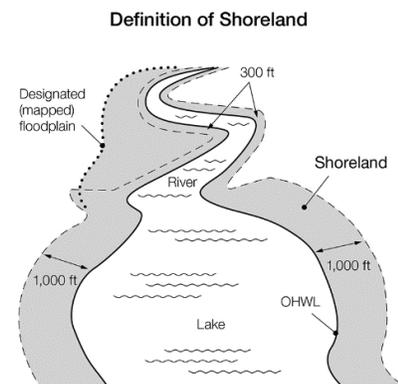
Shoreland Protection Permit (60.500.050C): The Shoreland Protection Permit process is intended to allow for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land in the SDO – Shoreland District Overlay – in a way that complies with all applicable provisions in Section 60.200.040F and protects and enhances the natural scenic qualities and environmental benefits of the Shoreland District overlay both during and after development.

Decision-Making Body: Planning & Zoning Commission

What is Shoreland? Shoreland is defined as land located within 300 feet from a protected river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater; or land located within 1000 feet from a protected lake. See the Figure 1 for a visual depiction of shoreland. For a complete list of protected waterways, see UDC Section 600.400.040F.

Are you in the Shoreland Protection District?

Yes No



2. Applicability

This Section 60.500.050C applies to all land in the Shoreland District Overlay and requires approval of a Shoreland Protection Permit before conducting any of the following activities on such land.

- a) Industrial uses;
- b) Residential development containing five or more dwelling units with densities exceeding four units per suitable acre, as described in Section 60.200.040F.3.c;
- c) Subdivisions of five or more dwelling units with densities exceeding the minimum lot width density standards in Section 60.200.040F.4.b.
- d) Accessory Agricultural uses;
- e) Any structure, with the exception of a water-oriented accessory structure or grading in the Shoreland Impact Zone.

3. Required Submittals

- Application
- Application Fee (paid to Rochester Community Development)
- Cover Letter and Narrative
 - Summary of Project
 - Shoreland Protection Permit Criteria (60.500.050C.4)
- Site Development Application or Major Land Subdivision Application with Delineated Shoreland Areas
- Preliminary Grading Plan
- Proposed Vegetation Removal and Replacement Plan

4. Sections of Code to Review

C. Shoreland Standards (60.200.040E)			
Standards	Code Section	Complete	City Teammate Notes
Lot Area, Width, and Density Standards	60.200.040F.4	<input type="checkbox"/>	
Setbacks, Design, and Height of Structures	60.200.040F.5	<input type="checkbox"/>	
Stairways, Lifts, and Landings	60.200.040F.6	<input type="checkbox"/>	
Lighting in Shoreland Impact Zone	60.200.040F.10	<input type="checkbox"/>	
Shoreland Alterations	60.200.040F.11	<input type="checkbox"/>	
Erosion Control Standards	60.400.050G.2	<input type="checkbox"/>	

5. Additional Notes

Questions? Contact Community Development at CommunityDevelopment@rochestermn.gov or 507-328-2600 during office hours.

DISCLAIMER: This checklist is intended to provide a summary of requirements under the Unified Development Code. Owners are required to meet all applicable requirements, even if not specifically identified on this checklist.

