

**CARLTON COUNTY**  
**ZONING AND ENVIRONMENTAL SERVICES**  
301 Walnut Avenue, Room 103  
P.O. Box 220  
Carlton, MN 55718-0220  
218-384-9176  
[www.co.carlton.mn.us](http://www.co.carlton.mn.us)

\_\_\_\_\_  
Permit number  
\_\_\_\_\_  
Township

**REZONING APPLICATION**

Please complete each entry and check off each item. An incomplete application will be returned.

YES NO

**Have you attached payment (see attached fee schedule)?** Make check payable to *Carlton County Treasurer*. Please note that an additional \$46 recording fee may be assessed.

YES NO

**Have you completed the attached application with original signatures?** Applications must have original signatures. Copies will not be accepted. Please complete in pen.

YES NO

**Have documents been attached that demonstrate the applicant has sufficient interest in the property to apply for a Rezoning Application?**

YES NO

**Have you attached a map or plat showing the lands proposed to be changed and all lands within 500 feet of the boundaries of the property proposed to be rezoned in incorporated areas, or 1/2 mile in unincorporated areas, along with the names and addresses of the owners which appear on the records of Carlton County?** If you need assistance with this requirement, please contact the Zoning and Environmental Services Office.

**APPLICANT:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

\_\_\_\_\_  
**DAYTIME PHONE NUMBER**

\_\_\_\_\_  
**OTHER PHONE NUMBER**

**EMAIL (optional):** \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE PHONE NUMBER:** \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE ADDRESS:** \_\_\_\_\_

**911 ADDRESS OF PROPERTY AND ACCESS ROAD:** \_\_\_\_\_

(If you do not have a 911 address, please complete an "E-911 New Property Address Assignment Application")

**PROPERTY DESCRIPTION:** \_\_\_\_\_

**SECTION:** \_\_\_\_\_ **TOWNSHIP:** \_\_\_\_\_ **RANGE:** \_\_\_\_\_

**LAKE, RIVER OR STREAM NAME:** \_\_\_\_\_

**FOR OFFICE USE ONLY**

CASE NUMBER \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_

ZONING DISTRICT \_\_\_\_\_ SHORELAND CLASS \_\_\_\_\_ SHORELAND ID NUMBER \_\_\_\_\_

DATE, TIME AND PLACE OF HEARING \_\_\_\_\_

APPROVED  DENIED BY \_\_\_\_\_ DATE \_\_\_\_\_

CONDITIONS ATTACHED  YES  NO

C/T \_\_\_\_\_ PLAT \_\_\_\_\_ PARCEL \_\_\_\_\_

**REZONING APPLICATION**

**OWNERSHIP:**  Public  Private  Leased from: \_\_\_\_\_

**AREA OF SUBJECT PROPERTY IN SQUARE FEET OR ACRES:** \_\_\_\_\_

**PRESENT ZONING:** \_\_\_\_\_ **PROPOSED ZONING:** \_\_\_\_\_

**BRIEFLY DESCRIBE THE NATURE AND EXPECTED EFFECT OF THE PROPOSED AMENDMENT:**

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**WHAT CHANGED OR CHANGING CONDITIONS MAKE THE PASSAGE OF THIS AMENDMENT NECESSARY:** \_\_\_\_\_

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**OTHER CIRCUMSTANCES WHICH JUSTIFY THE AMENDMENT:** \_\_\_\_\_

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**You or your authorized agent are required to attend the Planning Commission meeting to answer questions about the application. You will be notified of the date and time of the meeting.**

**Data furnished on this application form is public information.**

I hereby certify that I am the owner or authorized agent of the owner of the above property and that all uses will conform to existing state laws and local ordinances. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachment thereto will serve to make this application and any resultant permit invalid.

\_\_\_\_\_  
Please print **NAME OF PERSON** responsible for completion of this application

\_\_\_\_\_  
**APPLICATION DATE**

\_\_\_\_\_  
**SIGNATURE OF APPLICANT OR REPRESENTATIVE**

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**FEE SCHEDULE – Effective February 8, 2022**

**ZONING PERMIT/LAND USE PERMIT**

Accessory Structure or Accessory Structure Addition	\$50.00
Dwelling	\$150.00
Dwelling Addition	\$75.00
Dwelling Deck	\$50.00
Commercial/Industrial Building (primary)	\$200.00
Commercial/Industrial Addition (primary)	\$100.00
Commercial/Industrial Accessory Structure (or addition)	\$100.00
Signs: On Site	\$50.00
Signs: Off Site	\$150.00
Handicap Ramp	No fee
Shoreland Alterations – Zoning Permit	\$100.00
Tower (Communications)	\$150.00
Tower Antennas/Antenna Replacement	\$100.00
Borrow Pit	\$100.00
Vacation Rental	\$150.00
Conditional or Interim Use	\$400.00 + \$46 Recording fee = \$446.00
Variance	\$400.00 + \$46 Recording fee = \$446.00
Appeal of Administrative Decision	\$400.00 + \$46 Recording fee = \$446.00
Rezoning/Zoning Amendment–Residential/Agriculture	\$400.00 + \$46 Recording fee = \$446.00
Rezoning/Zoning Amendment–Commercial/Industrial	\$500.00 + \$46 Recording fee = \$546.00
New E-911 Address Fee	\$85.00
After-the-Fact – 1 <sup>st</sup> Notice (plus permit fee)	\$100.00 +
After-the-Fact – 2 <sup>nd</sup> Notice (plus permit fee)	\$300.00 +
After-the-Fact – 3 <sup>rd</sup> Notice (plus permit fee)	\$600.00 +

**SUBDIVISIONS**

Administrative Subdivision – Create up to 4 lots	\$150.00
Administrative Subdivision – Lot Line Adjustment	\$150.00
County Surveyor Review Fee – if required	\$75.00+ mileage
Minor Subdivision	\$100.00 per lot
County Surveyor Review Fee – if required	\$75.00+ mileage
Preliminary Plat	\$500.00
Final Plat – plus per lot fee	\$300.00
Per lot fee	\$20.00

**SEWER PERMIT**

0 - 1,000 GPD – Drainfield/Bed	\$200.00
0 - 1,000 GPD – Mound/At Grade	\$250.00
1,001 - 2,500 GPD – Drainfield/Bed	\$400.00
1,001 - 2,500 GPD – Mound/At Grade	\$500.00
2,501 – 5,000 GPD – Drainfield/Bed	\$600.00
2,501 – 5,000 GPD – Mound/At Grade	\$800.00
5,001 – 10,000 GPD – Drainfield/Bed	\$1,000.00
5,001 – 10,000 GPD – Mound/At Grade	\$1,500.00
Holding Tank	\$150.00
Operating Permit Renewal	\$50.00
Review Revised Design	\$100.00
Re-Inspection	\$100.00
Sewer Compliance only – existing system	\$150.00*

**ENVIRONMENTAL ASSESSMENT WORKSHEET (EAW)**

EAW Staff Fee	\$500.00
Fee does not include expense for a consultant to prepare EAW	

**WETLAND CONSERVATION ACT**

Certificate of Exemption or No Loss	\$75.00
Banking Application	\$500.00
Delineation Review	\$100.00
Replacement Plan <10,000 sq. ft.	\$150.00
Replacement Plan 10,000 sq. ft. – 1 acre	\$250.00
Replacement Plan - over 1 acre	\$500.00 per acre
After-the-Fact	Double

**WATER TESTING**

First Test	\$40.00
Each Additional Test	\$10.00 each
Water Pickup	\$50.00
Water Pickup and Sewer Compliance	\$175.00*
Lead Test	\$40.00

\*Septic tanks must be pumped by a licensed septic maintainer at owner’s expense immediately prior to sewer compliance inspection by County staff. This must be coordinated with this office.

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### FREQUENTLY ASKED QUESTIONS

- **Carlton County Zoning and Environmental Services** is the zoning authority for all areas of Carlton County except the following cities: Barnum, Carlton, Cloquet, Cromwell, Kettle River, Moose Lake, Wrenshall, Wright and one township, Thomson. Carlton County also has zoning authority in **shoreland areas** (property within 1,000 feet of a classified lake or 300 feet of a classified river or stream) in the City of Cromwell, City of Carlton and Thomson Township.
- Check with the Zoning and Environmental Services Office to find the **Zoning District**. The Zoning District will dictate the lot size requirements, setbacks and property use. See Carlton County Zoning Ordinance #27 - Table 1 Dimensional Standards and Table 2 Height, Setback and Lot Coverage Standards.
- **Zoning Permits** are required for building or moving any structure, no matter the size, including dwellings, additions, decks, privacy fences, garages, storage containers, outhouses, signs, recreational vehicles (under some circumstances) and sheds. Zoning Permits are not required for replacing doors, windows, re-siding or re-roofing (shingles).
- The **State Building Code** is not enforced by this office in the rural parts of Carlton County.
- The design, location, construction and abandonment of **wells** are regulated by the Minnesota Department of Health 218-302-6166.
- **Electrical work** is regulated by the Minnesota Department of Labor and Industry 651-284-5026 or 1-800-DIAL-DLI.
- If a **new driveway** is proposed off a township road, you must contact the specific township to obtain a driveway permit. If the driveway is coming off a county road, you must contact the Carlton County Transportation Department for a driveway permit. If the driveway is coming off a state road, you must contact the Minnesota Department of Transportation.
- A **Subsurface Sewage Treatment System Permit** is a separate application obtained from the Zoning and Environmental Services Office by you or a licensed designer. Septic systems are required to be designed by a designer with a current license from the Minnesota Pollution Control Agency.
- If a structure has **pressurized water**, the structure must be connected to a compliant septic system.
- A current **Certificate of Compliance** for a septic system is required when applying for any permit or point of sale for structures located within 1,000 feet of a classified lake or 300 feet of a classified river or stream.
- A current Certificate of Compliance for a septic system is required before issuance of a Zoning Permit for adding bedrooms.
- The Carlton County Zoning and Environmental Services Office regulates activities in wetlands (**swamps and low areas**). There are many types of wetlands including shrub and wooded wetlands. Check with the Zoning and Environmental Services Offices for information, maps and permit requirements.
- The Carlton County Zoning and Environmental Services Office regulates activities in **shoreland areas** including excavating, filling, and vegetation removal. If your proposed project includes excavating, filling, or vegetation removal in a shoreland area, a Shoreland Alterations Zoning Permit or Interim Use Permit may be required.
- An E-911 number/address is required for all primary structures in Carlton County. Please obtain and complete an E-911 **New Property Address Assignment Application** if you currently do not have an E-911 number/address.
- If the proposed use is not listed as a permitted use in Carlton County Zoning Ordinance #27, a **Conditional/Interim Use Permit Application** may be required.
- If the proposed structure or lot does not meet the dimensional requirements or setbacks of the zoning district, a **Variance Application** may be required.

**CARLTON COUNTY ZONING ORDINANCE #27 - TABLE 1 Dimensional Standards**

Standards	Districts						Overlay Areas									
	A-1	A-2	R-1	C-1	C-2	M-1	RC	CLR	NE	RD	GD	R	F	T	REM	REC
Density <sup>1</sup>	1:20 acre	1:5 acre	1:1 acre	1:1 acre	1:1 acre	1:5 acre	UD <sup>2</sup>	UD	UD	UD	UD	UD	UD	UD	UD	UD
Min. Lot Area	20 acres 2 ac. cluster <sup>3</sup>	2.5 acres	1 acre - single; 2 acre duplex	1 acre <sup>6</sup>	1 acre <sup>6</sup>	10 acres	UD	UD	UD <sup>7</sup>	UD <sup>7</sup>	UD <sup>7</sup>	UD	UD	UD	17 acre	4.5 acre
Min. Buildable Area <sup>8</sup>	1/2 acre	1/2 acre	1/2 acre	1/2 acre	1/2 acre	1/2 acre	UD	UD	UD	UD	UD	UD	UD	UD	1 acre	1 acre
Min. Lot Width	330' 165' cluster	250' m&b <sup>4</sup> 165' plat <sup>5</sup>	150'	150'	150'	330'	UD	UD	UD <sup>9</sup>	UD <sup>9</sup>	UD <sup>9</sup>	UD	UD	UD	600'	300'
Min. Lot Depth	300'	300'	150'	200'	200'	660'	UD	UD	UD	UD	UD	UD	UD	UD	UD	UD
OHWL <sup>10</sup> Structure Setback	NA	NA	NA	NA	NA	NA	NA	NA	150'	100'	75'	200'	150'	100'	200'	150'
OHWL SSTS Setback	NA	NA	NA	NA	NA	NA	NA	NA	150'	100'	100'	150'	100'	100'	150'	150'

NA = Not applicable

1 = Density refers to the number of dwelling units permitted within the corresponding acreage or the number of freestanding or detached businesses under single

Platted Road/Recorded Road Easement (bldg. line to road ROW)

2 = UD refers to underlying or primary zoning district standards which apply within the corresponding overlay district. Where a UD standard is different from an overlay standard, the more restrictive standard shall apply, except DNR riparian lot standards always apply. See Art. 4, Sec. 4, Subd. H.7. for additional shoreland standards.

3 = Cluster refers to a subdivision arrangement that preserves agricultural and forest land as provided in Ordinance #27 and Carlton County Subdivision Ordinance.

4 = M & B refers to a parcel of land created by metes and bounds description and includes other non-platted parcel descriptions.

5 = Plat refers to a parcel of land created by the platting procedures of the Carlton County Subdivision Ordinance.

6 = Minimum lot area is 1/2 area with public sewer.

7 = Non-sewered riparian lot areas are: NE:80,000 sq. ft., RD:40,000 sq. ft.; GD:20,000 sq. ft. See Art. 4, Sec. 4, Subd. H.7. for additional dimensional standards.

8 = Buildable area is a contiguous land area which is unencumbered by surface water, wetlands, floodplain, exposed bedrock, or slopes in excess of 12%.

9 = Non-sewered riparian lot widths are: NE:200 ft., RD:150ft.; GD:100 ft. See Art. 4, Sec. 4, Subd. H.7. for additional dimensional standards.

10 = OHWL means the ordinary high water level of the corresponding public water.

A-1 Agriculture/Forest Management

A-2 Agriculture/Rural Residential

R-1 Recreation Residential

C-1 Commercial Recreation

C-2 Highway Commercial

CLR Closed Landfill Restricted Overlay District

M-1 Limited Industrial

RC Red Clay Overlay Area

NE Shoreland - Natural Environment Lake

RD Shoreland - Recreational Development Lake

GD Shoreland - General Development Lake

R Shoreland - Remote River

F Shoreland - Forested River

T Shoreland - Tributary Stream

REM St. Louis River - Remote Area

REC St. Louis River - Recreational Area

**CARLTON COUNTY ZONING ORDINANCE #27 - TABLE 2 Height, Setback and Lot Coverage Standards**

Standards	Districts						Overlay Area
	A-1	A-2	R-1	C-1	C-2	M-1	
<b>Maximum Building Height<sup>1</sup>:</b>							
Accessory Structure	30'	30'	18'	30'	30'	35'	18'
Agricultural Building	none	none	NA	NA	NA	NA	NA
Dwelling/Primary Structure	30'	30'	30'	30'	30'	35'	35'
<b>Structure Setbacks (Principal and Accessory)</b>							
<b>Front yard:</b>							
Principal/Minor Arterial (bldg. line to road centerline)	110'	110'	110'	110'	110'	110'	110'
Major/Minor Collector (bldg. line to road centerline)	85'	85'	85'	85'	85'	85'	85'
Local Road (bldg. line to road centerline)	85'	85'	85'	85'	85'	85'	85'
All Roads (bldg. line to road ROW <sup>2</sup> )	35'	35'	35'	35'	35'	35'	35'
Platted Road/Recorded Road Easement (bldg. line to road ROW)	35'	35'	35'	35'	35'	35'	35'
<b>Side yard (bldg. line to side yard):</b>							
Principal Structure	20'	20'	10'	10'	20'	20'	UD <sup>3</sup>
Accessory Structure	10'	10'	10'	10'	10'	10'	UD
Adjacent to A-2 and/or R-1 District	10'	NA	NA	20'	20'	100'	UD
Side yard corner lot - double frontage	front	front	front	front	front	front	front
<b>Rear yard (bldg. line to rear yard):</b>							
Principal Structure	50'	40'	30'	15'	15'	40'	UD <sup>5</sup>
Accessory Structure <sup>4</sup>	10'	10'	10'	10'	10'	10'	UD <sup>5</sup>
<b>Rear yard (bldg. line to alley ROW):</b>							
All Structures	20'	20'	20'	20'	20'	20'	20'
<b>Maximum Lot Coverage:</b> (building, structures, roads, driveways parking areas, and other impervious surfaces, including gravel surfaces)	NA	NA	35%	50%	50%	50%	25%
<b>Accessory to Accessory:</b>	none	none	none	none	none	none	none
<b>Dwelling (Primary Structure) to Accessory</b>	5'	5'	5'	5'	5'	5'	5'

1 = See other district and performance standard provisions for authorized height exceptions, such as towers.

2 = The distance to road centerline shall apply if it results in a larger setback.

3 = UD refers to underlying or primary zoning district standards which apply within the corresponding overlay district. In any instance where a primary district standard is different from an overlay district standard, the more restrictive standard shall apply.

4 = Animal pens, feedlots, or animal structures shall be a minimum of 35 feet from side or rear property lines.

5 = See Table 1, Dimensional Standards, for OHWL setback requirements.

NA Not applicable/not permitted use