



## Planning & Zoning

Room 234, Wadena County Courthouse, 415 Jefferson Street South, Wadena, MN 56482  
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### BEFORE YOU BUILD

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Wadena County has been county-wide zoned since 1971, and most people know that building permits are required anytime you are planning a construction project, whether it is new construction, moved on construction, an alteration of an existing structure, or the installation or replacement of a septic system.

There is a little more to the process than just coming into the Zoning office and getting a piece of paper that says your project is approved. There are several things you should be sure of prior to construction. Before you build, you should:

- Obtain the appropriate administrative building permit(s) or special use permit (Variance, Conditional Use, Rezoning, Preliminary Plat)
- Find out if the application for permit is going to require a compliance inspection on your septic system
- If you are disturbing one acre (43,460 sq. ft.) or more with your building project you are required to obtain a construction storm water permit from the Minnesota Pollution Control Agency
- Make sure your project is not in a wetland (check with the Soil & Water Conservation District Office 218-631-3195)
- Make sure your structure will meet all required setbacks measured closest point to closest point, AND, make sure you know where your property lines are located:
  - *30 feet to a side yard property line (definition on reverse)*
  - *50 feet to a rear yard property line (definition on reverse)*
  - *65 feet from the centerline of a township road*
  - *100 feet from the centerline of a county road*
  - *130 feet from the centerline of a state or US 2 lane highway*
  - *200 feet from the centerline of a state/interstate 4 lane highway (measured from the center of the nearest 2 lanes)*
    - **IN SHORELAND** which is 1000 feet from a lake or 300 feet from a river or stream, setbacks from property lines listed above apply; however, setbacks from roads are as follows:
      - *50 feet from the right-of-way of a federal, state, or county highway, and*
      - *20 feet from the right-of-way of a township road, public street, or other streets not classified*
      - **75 feet from the Ordinary High Water Level (OHWL) of a General Development Lake**
      - **100 feet from the OHWL of a Recreational Development Lake**
      - **150 feet from the OHWL of a Natural Environment Lake**
      - **200 feet from the OHWL of a Remote River**
      - **150 feet from the OHWL of a Forested or Transitional River**
      - **100 feet from the OHWL of an Agriculture, Urban, or Tributary**
      - **50 feet from the crest of a bluff**
- Follow the provisions listed on the permit and make sure you can follow through on any special provisions or agreements before you make them and sign your name to them
- **CONTACT YOUR LOCAL ELECTRIC COMPANY** to find out clearance and setback requirements from power lines and equipment
- **CALL GOPHER ONE** for a locate on buried cables/wires
- **ASK QUESTIONS IF YOU HAVE QUESTIONS!**

If you follow these simple steps, compliance with the County ordinances and other regulations will be one less headache for you as you move forward with your project!

**Side Yard -** The area left open from the nearest point of a building/structure to the property lines running perpendicular to the road from which the property is accessed.

**Rear Yard -** The area left open from the nearest point of any building/structure to the rear property line which runs parallel with the road from which the property is accessed, except when the property does not run parallel with the access road, then the rear yard shall be the area left open from the nearest point of the rear of the building to any property lines located to the rear of the building.