



# ZONING PERMIT APPLICATION

OFFICE USE ONLY

PERMIT # \_\_\_\_\_

DATE RECEIVED- DATE STAMP

PAID: \$150.00 residential structure

PAID: \$75.00 non-dwelling/other

PAID: \$250 commercial/Industrial

After-the-fact permit: triples above fee.

No fee – Minor Structure Review

ZONING REVIEW for minor structures-*only applicable to those which not in shoreland or on substandard parcels:*

Property Owner \_\_\_\_\_

E911 Address \_\_\_\_\_

An E911 address must be established for new dwellings (apply online using GeoPermits, linked from Mower County website)

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Mailing Address (if different than above) \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_ Email \_\_\_\_\_ Parcel # \_\_\_\_\_

(Example: 22.031.0040)

Township \_\_\_\_\_ Section \_\_\_\_\_ Lot Size \_\_\_\_\_ (acres)

Legal Description from tax statement: \_\_\_\_\_

STRUCTURE or BUILDING INFORMATION: Please refer to definitions, terms and information - on back page of this permit application

<input type="checkbox"/> Residential Structure:	<input type="checkbox"/> Accessory Structures	<input type="checkbox"/> Agricultural Structures	<input type="checkbox"/> Commercial/Auxiliary Uses:
<input type="checkbox"/> Single-family <input type="checkbox"/> Twin/Duplex <input type="checkbox"/> Shed/house combo <input type="checkbox"/> Other: _____ Identify: _____	<input type="checkbox"/> Garage – attached <input type="checkbox"/> Garage – detached <input type="checkbox"/> Shed/shop <input type="checkbox"/> wind/solar production <input type="checkbox"/> Other: _____ Identify: _____	<input type="checkbox"/> Bin <input type="checkbox"/> Machine shed/shop <input type="checkbox"/> Feedlot <input type="checkbox"/> Other: _____ Identify: _____	<input type="checkbox"/> Commercial <input type="checkbox"/> Manufacturing <input type="checkbox"/> Industrial <input type="checkbox"/> Wind/solar production <input type="checkbox"/> Other _____ Identify: _____
<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Addition/Modification	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Addition/Modification	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Addition/Modification	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Addition/Modification
Dimension: L x W:  Height: <input type="checkbox"/> ≤ 35 feet, <input type="checkbox"/> > 35 feet	Dimension: L x W:  Height: <input type="checkbox"/> ≤ 35 feet, <input type="checkbox"/> > 35 feet	Dimension: L x W, + Height  Include bushels for grain bins: Bushels: _____	Dimension: L x W, + Height
Contractor's Name & Lic. # (required) ..... Lic # .....	Contractor's Name & Lic. # (required) ..... Lic # .....		Contractor's Name (required) .....
Total cost: \$ _____	Total cost: \$ _____	Total cost: \$ _____	Total cost: \$ _____
<input type="checkbox"/> Septic design or Permit, or Certificate of Compliance attached; OR <input type="checkbox"/> N/C to bedroom count*, use Acc. ↗	<input type="checkbox"/> for SSTS >20 years Certificate of Compliance attached; OR <input type="checkbox"/> SSTS <20 yrs, date: _____	<input type="checkbox"/> for SSTS >20 years Certificate of Compliance attached; OR <input type="checkbox"/> N/A; system date: _____	<input type="checkbox"/> Compliance Inspection <5 yrs.; OR <input type="checkbox"/> Operating Permit
<input type="checkbox"/> Home design attached, all levels and rooms identified	Animals: Y / N ? How many: ..... Type: _____	Animals: Y / N ? How many: ..... Type: _____	Animals: Y / N ? How many: ..... Type: _____

**TO COMPLETE THE APPLICATION:** Attach a site map which includes identified location of: proposed structure(s) well, septic tank/drain field; distances between buildings if closer than 30 feet, distances from property lines and road right-of-ways. Aerial photos are available to use as a base for the site layout and can be printed from Mower County's website [www.co.mower.mn.us](http://www.co.mower.mn.us) under GIS Mapping or can be obtained at the Public Works Office.

AGREEMENT: I hereby certify that the information contained herein is true and correct and I agree to the proposed work in accordance with description set forth above and according to the provisions of the ordinances of Mower County, Minnesota including the zoning requirements included. I further agree that any plans and specifications submitted herewith shall become a part of this permit application. Changes made after a permit which has been issued must be re-submitted and re-approved by the Zoning Official.

**YOU DO NOT HAVE PERMISSION TO BEGIN CONSTRUCTION UNTIL YOU RECEIVE A SIGNED PERMIT BY THE ZONING OFFICIAL.**

Landowner Signature \_\_\_\_\_

Date \_\_\_\_\_

## LAND USE DESCRIPTIONS:

**NOTE:** You can check your zoning district, shoreland (public waters inventory), flood plain designations using Mower County's GIS - Environmental Services Map at: <https://www.co.mower.mn.us/202/Environmental-Services>

**Dwelling/Residence** (*synonymous*): a place or portion of a place designed or intended use for human habitation.

**Accessory Use / Structures:** A use or structure on the same lot/parcel with, and of a nature customarily incidental and subordinate to, the principal use or structure.

**Garage:** an accessory structure to a dwelling unit which is intended for the storage of the resident's vehicles.

**Minor Structures:** Self-standing storage or utility structure 200 square feet or less and less than 14 feet in height at peak per property; Decks; Playground equipment / playhouses, swimming pools (both in-ground and above); Greenhouses 200 sq. ft. or less.

**Shed/workshop:** a building used for storage, as a work area or shop. An example of a shed is where people store tools and/or equipment.

**Agricultural Use:** The use of land for the growing and/or production of field crops, livestock, and livestock products for the production of income including but not limited to the following:

- 1) Field crops, including but not limited to: barley, soybeans, corn, hay, oats, potatoes, rye, sorghum, sunflowers and wheat.
- 2) Livestock, including but not limited to: dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds and other animals including ponies, deer, rabbits and mink.
- 3) Livestock products, including but not limited to: milk, butter, cheese, eggs, meat, honey and fur.
- 4) Wetlands and pastured areas accompanying land in agricultural use are also in agricultural use.

*Example Ag uses are structures or buildings such as: machine shed, grain bin, feedlot structure/barn*

**Commercial Use/ Structures:** A use or building/structure which involves the sale of goods or services for a profit.

**Industrial Use / Structures:** a use or building used for, or relating to, industry, factories, the people or automated machinery that/who work in factories to produce standardized or technological products; the making of things in factories; having a developed industry that actively makes and/or transports a product for distribution.

**Manufacturing Use / Structures:** a use or building/structure that is engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials.

### TERMS - DEFINED

**Attached:** connected or joined

**Detached:** standing by itself; not connected, not sharing any wall

**New:** a structure or building which has either not existed previously or has not been present for 1-year (365 consecutive days) or more.

**Replacement:** a structure or building which is replacing an existing structure/building which has been removed or damaged beyond 50% of its value (as determined in the Assessor's Office records) within the past 365 days.

**Addition/modification:** a change to physical elements of a structure/building which may or may not increase the size, replace an existing portion of the structure which has been removed (or damaged) or increases or changes the amount or configurations of rooms/places within the structure/building. This includes decks, porches, lien-to, window or door openings, room revisions and etc.

**SSTS:** Subsurface Sewage Treatment System, ie. septic system. A septic system may contain a septic tank and a drainage field.

### REQUIREMENTS –OTHER

- The septic ordinance has specific requirements for when a compliance inspection must be done prior to zoning permit issuance. Please refer to the 2021 Compliance Inspection Requirements sheet for further details. The complete Ordinance and additional information is available at: <http://co.mower.mn.us/486/Septic-Systems>
- A new or replacement dwelling permit application must be accompanied by either a septic system permit application or a certificate of compliance for the existing septic system. The existing septic system must have been designed for the same or greater amount of bedrooms than the new or replacement dwelling.
- \*An increase to the number of bedrooms to an existing dwelling will require a (passing) compliance inspection or an un-expired Certificate of Compliance on file with Mower County. An increase to the number of bedrooms, or rooms that may be used as bedrooms, in a dwelling may require expansion/modification of a compliant septic system to support the anticipated increased bedrooms.
  - A septic system which is not compliant – must be upgraded. The septic system permit application must accompany the zoning permit for review.
- A feedlot permit must be obtained for feedlot structures before a zoning permit will be considered. Please meet with the feedlot officer early in your planning process to maintain timeliness of your project.
- Some land use requests may require a conditional use permit (CUP). The need for a CUP will delay issuance of a zoning permit. Consult with the Zoning Official early in your planning process to maintain timeliness of your project.
- Requirements of the zoning ordinance which cannot be met may:
  - Require a variance for setback, height, size or dimensional standards. The need for a variance may delay issuance of a zoning permit; consult with the Zoning Official early in your planning process to maintain timeliness of your project.
  - A use which is not specifically allowed within a zoning district is prohibited. *Refer Section 14-48.*
- When there are overlaying zoning districts (I.E. Floodplain, shoreland) the most restrictive development standards apply.