



ZONING PERMIT APPLICATION

OFFICE USE ONLY
PERMIT # _____
DATE RECEIVED- DATE STAMP
<input type="checkbox"/> PAID: \$150.00 residential structure
<input type="checkbox"/> PAID: \$75.00 non-dwelling/other
<input type="checkbox"/> PAID: \$250 commercial/Industrial
<input type="checkbox"/> After-the-fact permit: 1.5x above fee.
<input type="checkbox"/> 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"/> Single-family <input type="checkbox"/> Twin/Duplex <input type="checkbox"/> Shed/house combo <input type="checkbox"/> Other: Identify: _____	<input type="checkbox"/> Accessory Structures <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"/> Agricultural Structures <input type="checkbox"/> Bin <input type="checkbox"/> Machine shed/shop <input type="checkbox"/> Feedlot <input type="checkbox"/> Other: _____ Identify: _____	<input type="checkbox"/> Commercial/Auxiliary Uses: <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"/> Development in Shoreland (or property is a NC lot)	<input type="checkbox"/> Development in Shoreland (or property is a NC lot)	<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 under GIS or Environmental Services, or one can be obtained at the Public Works Office. Completed applications may be sent to zoning@co.mower.mn.us

TOWNSHIP NOTICE: Lansing, Udolpho, Red Rock, and Pleasant Valley have adopted zoning and may have additional permit requirements.

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, i.e. septic system. A septic system may contain a septic tank and a drainage field.

REQUIREMENTS –OTHER

- 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 determined to be noncompliant must be upgraded. The septic system permit application must accompany the zoning permit for review.
- A feedlot registration is required to permit any new feedlot structure (Hobby Farm (<10AU) is exempt). 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.