

# Wabasha County General Zoning Requirements

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This guide is intended to be used as a resource to help understand the general requirements of the Wabasha County Zoning Ordinance. It is not intended to be used as a listing of all the requirements for all structures or uses. Once you have a general outline for a structure or use, contact the Wabasha County Zoning Department to determine if there are additional specific requirements or if your proposal is permissible under the Zoning Ordinance.

## Building/Land Use Permits

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1. **Requirement for a Permit.** The following items require a building/land use permit to be issued prior to the start of construction.

- Dwellings
- Additions
- Decks
- Garages
- Pole sheds
- Retaining walls
- Remodeling
- In-ground Pools
- Roofing
- Siding
- Furnaces
- Wood Stoves
- Gas Stoves
- Water Heaters
- Fireplaces
- Air Conditioners
- Gas Lines
- Solar Panels
- Windows
- Unit Heaters

2. **Building/Land Use Permit Application.** An application for a building/land use permit will not be considered complete until the following items are submitted with an application:

- Building/Land Use Permit application form
- Site sketch (include property lines, well, septic, etc.)
- Construction detail (for blue prints submit 2 copies)
- Energy code compliance certificate (dwellings only)
- License waiver (if landowner is applying for permit)
- Township notice form
- Septic compliance inspection
- Water test (construction in shoreland zones only)

3. **Application Review, Fees, and Duration.** The review process normally takes two weeks and the applicant will be notified by phone upon completion. The building permit will be issued when the appropriate fees are paid in full at the Wabasha County Zoning Department. Once a permit is issued, it is valid for 180 days.

4. **Inspections.** A permit applicant is responsible for arranging all building code inspections (except electrical) with Wabasha County's contracted building code inspector CMS (800-940-2547 or 507-282-8206). For a typical new home the inspections that would generally be required would be for the following:

- Footings
- Foundation Walls
- Below grade plumbing
- Basement slab
- Framing
- Plumbing rough-in
- Insulation
- Mechanical rough-in
- Siding
- Roofing
- Final inspection
- Radon

5. **Certificate of Occupancy.** A Certificate of Occupancy is issued for a dwelling when all work has been completed and meets the requirements of the Minnesota State Building Code.

6. **Questions.** If you have any questions contact Wabasha County Zoning by phone at 651-565-3062. You can also email Planning and Zoning Administrator Kevin Krause at [kkrause@co.wabasha.mn.us](mailto:kkrause@co.wabasha.mn.us).

# Setback Requirements

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1. **Road Setback.** Generally most State and County Roads have a 50' setback from the right-of-way and Township Roads have a 30' setback from the right-of-way. Verify with Wabasha County the road setback for your site.
2. **Dwelling property line setback.**
  - A-1 District.....15 feet
  - A-2 District.....15 feet
  - A-3 District.....15 feet
  - R-1 District.....15 feet
3. **Accessory structure property line setback.**
  - A-1 District.....10 feet
  - A-2 District.....10 feet
  - A-3 District.....10 feet
  - R-1 District.....10 feet
4. **Other Structure Setbacks.**
  - Septic tank.....10 feet
  - Septic field.....20 feet
  - Bluff (Slope >18%)...30 feet
  - Well.....3 feet

## Additional Information

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1. **Impervious Surfaces.** In shoreland areas, impervious surfaces cannot exceed 25% of the total surface area of a parcel.
2. **Fences.** A fence over 7' high must adhere to the requirements of the Minnesota State Building Code. Also, a fence over 7' high must adhere to all setback requirements.
3. **Retaining Walls.** Retaining walls over 4' high are considered structures and require a building permit to be issued prior to the start of construction. Permits issued for retaining walls located in a shoreland impact zone will require the mitigation of a natural shoreland buffer to help screen the retaining wall unless the retaining wall is entirely natural stacked stone and does not consist of concrete masonry units or treated wood.
4. **Feedlot Setback.** New houses are required to be located 1,000' from an actively registered feedlot. New feedlots are required to be located 1,000' from a dwelling located on any adjacent lands.
5. **Township Approval.** Some townships have their own zoning regulations. Before submitting a permit application to Wabasha County, verify if local approval is required from the township board.
6. **Accessory Buildings.** Detached accessory buildings less than 200 sq. ft. in size do NOT require a building permit, but are required to obtain a land use permit and must meet all setback requirements. This includes metal framed sheds with tarp covers.
7. **Agricultural Buildings.** In order for an accessory structure to be declared an agricultural building which is exempt from the Minnesota State building code requirements, the structure shall be located on agricultural lands which are defined as ten or more contiguous acres used during the preceding year for agricultural purposes. The building cannot be used to store personal items such as boats or motorcycles. A land use permit is still required for an agricultural building.