

Building Requirements

The State Building Code and North Oaks ordinances regulate the construction of buildings in North Oaks. If there is any change to the exterior of the property, an application must be made to the Architectural Supervisory Committee of the North Oaks Home Owners' Association for approval prior to submittal to the City. Contact the NOHOA at (651) 792-7765 for information. The building permit fee is determined by the valuation of the project and is due when the permit is picked up.

Mechanical, general contractors and arborists must be licensed by the City of North Oaks. Otherwise, contractors must be state licensed.

Site Information Required

- Up-to-date certificate of survey including all boundary restrictions and easements with location of building(s), minimum scale 1" = 20 ft.
- Show existing and proposed topography, minimum scale 2' contours
May be included on certificate of survey. More than 99 cubic yards of earth deposited, moved or removed in areas outside of the driveway and parking pads or at a distance greater than 25' from the side of the building requires a Conditional Use Permit. (*yellow CUP/variance application and materials -attached*)
- Location of all proposed building(s), roads and driveways.
- Location of at least four off-street parking stalls, at least 10 ft x 20 ft each, at least 10 ft from the edge of the road and 30 ft from any other lot line – required for all single family detached dwellings except in RMM, RMH and RCM Districts.
- Location of wetland and water boundaries, if any.
- Location of subsurface sewage treatment system and reserve system site, each at 5,000 sq. ft.

House Plan/Structure Information Required

- Completed, final working drawings (2 copies, 3 if shoreland)
- Energy code compliance calculations and ventilation information.
- Include on drawings the square footage of basement, first and second floors and garage.
- Completed floor area ratio (FAR) Information Worksheet (*goldenrod - attached*). If a building exceeds 4,000 square ft. and the total floor area exceeds 12% of the gross lot area, a Conditional Use Permit is required. (*yellow CUP/variance application and materials - attached*)
- Maximum building height is 35 ft., measured from the lowest portion of the structure to the highest point – not necessarily a straight line. Buildings with a height greater than 35' require a Conditional Use Permit. (*yellow CUP/variance application and materials - attached*) Anytime the side or rear elevations of a building exceeds 35 ft in height within 50 ft of an adjacent lot line, the building line shall be setback an additional 2 feet from the adjacent setback line for each foot above 35 ft.
- Buildings shall be limited to a basement and two full stories.
- Garages are limited to 1,500 square ft. Garages greater than 1,500 square ft and less than 3,000 square ft require a Conditional Use Permit. (*yellow CUP/variance application and materials - attached*)
- An as-built certificate of survey must be submitted prior to issuance of a mandatory occupancy certificate.

Setbacks

- Buildings, structures, driveways, off-street parking, subsurface sewage treatment systems, wells, pools, tennis courts, etc. must be at least 30 ft. from all property lines and any wetlands; at least 30 ft from the edge of any road easement or 60 ft. from the property line, usually the center of the road.
- Pools must be 10' from buildings.
- Additions which do not exceed 25% of the existing building footprint on structures older than 2-11-99 are excluded from the required wetland setback.
- Buildings must be at least 60 ft. from buildings on adjacent lot(s).
- Off-street parking shall comply with the 30 ft. restriction except that it may be located up to 10 ft. from the edge of the blacktopped road.
- No structure, fence, screening, planting strip, natural vegetation, ground cover or landscaping, with a mature height of over 12 inches, can be placed within 10 ft. from the blacktopped or other finished edge of any road.
- Wells and subsurface sewage treatment systems must be at least 50 ft. apart.
- No grading or filling allowed within 30 ft of adjacent property lines without prior permission of Planning Commission, except grading and filling allowed within 10 ft. of a building.
- Any requests for deviations from stated setbacks requires a variance. (*yellow CUP/variance application and materials - attached*)

Subsurface Sewage Treatment Systems

- The subsurface sewage treatment system plan must be approved before a building permit is issued.
- Two sets of SSTS plans are required at the time of application for the building permit.
- The sewage system plans must be formulated by an individual who has been licensed by the Minnesota Pollution Control Agency. A separate permit is required. (*buff - attached*)
- No system to be installed within 75 ft. of the ordinary high water mark of Deep, Gilfillan, Pleasant or Charley Lakes or Teal, North or South Mallard Ponds nor within 150 ft. of Black and Wilkinson Lakes.

Shoreland Requirements

- Parcels within 1000 ft. of a lake or within 300 ft. of a river or stream are within the shoreland district and subject to all Shoreland Management Area requirements (*blue - attached*).
- No impervious surfaces are allowed within 50 ft of the water OHW. Impervious surface coverage of lots must not exceed 25% of the lot area.
- A grading and filling permit is required for movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.

Projects must conform to all state laws and ordinances of the City of North Oaks
Permit applications will not be accepted until all required submittals are received.

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