

HEARINGS

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|---|-------------------------------------|
| Board of Adjustment | |
| Variance/ Appeal | \$ 800.00 |
| Cluster | \$ 800.00 + \$ 200.00 per household |
| Penalty for Tabled Item (<i>Landowner Request</i>) | \$ 700.00 |
| Penalty for Continued Item (<i>Landowner Request or Site Not Properly Staked</i>) | \$ 600.00 |
| Special meeting | \$ 1,500.00 |
| Time Extension | \$ 600.00 |
| Planning Commission | |
| Conditional Use Permit/Interim Use Permit | \$ 950.00 |
| Penalty for Tabled Item (<i>Landowner Request</i>) | \$ 850.00 |
| Penalty of Continued Item (<i>Landowner Request</i>) | \$ 750.00 |
| Time Extension | \$ 750.00 |
| Rezoning | \$ 950.00 |
| Land Use Plan / Future Land Use Map Amendment | \$ 2,000.00 |
| Ordinance Amendment | \$ 2,000.00 |
| Preliminary Plat | \$ 800.00 + \$ 25.00 per lot |
| Final Plat | \$ 800.00 |
| Special meeting | \$ 2,000.00 |
| After the Fact Permits | Double the required fee + penalty |

AFTER THE FACT PENALTY \$1500.00 OR 10% OF FINISHED VALUE OF IMPROVEMENT-WHICHEVER IS GREATER

PERMIT—STRUCTURES

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|--|-----------------------|-----|-----------|
| Decks Abutting Campers—Licensed Campground | \$ 50.00 | | |
| Relocation of Permitted Deck—Licensed Campground | \$ 25.00 | | |
| Agricultural Structure | \$ 2/\$1,000 of value | Min | \$ 200.00 |
| Residential Dwellings | \$ 4/\$1,000 of value | Min | \$ 300.00 |
| Residential Accessory Structure | \$ 2/\$1,000 of value | Min | \$ 200.00 |
| Commercial Structure | \$ 6/\$1,000 of value | Min | \$ 300.00 |
| Commercial Accessory Structure | \$ 3/\$1,000 of value | Min | \$ 200.00 |
| Industrial Structure | \$ 7/\$1,000 of value | Min | \$ 350.00 |
| Signs | \$ 2/\$1,000 of value | Min | \$ 200.00 |

PERMIT—SEPTIC

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|---|---------------------------------------|
| Type I - V | \$ 500.00 |
| Tank Replacement | \$ 500.00 |
| Shared System (<i>doubled the required fee</i>) | \$ 1,000.00 |
| Cluster is 3 or more single family dwellings | |
| Cluster 0 to 2,500 gpd | \$ 3,000.00 + \$ 200.00 per household |
| Cluster 2,501 to 5,000 gpd | \$ 5,000.00 + \$ 200.00 per household |
| Cluster 5,001 to 10,000 gpd | \$ 8,000.00 + \$ 200.00 per household |
| Commercial | |
| 0 to 1,000 gpd | \$ 1,000.00 |
| 1,001 to 2,500 gpd | \$ 3,000.00 |
| 2,501 to 5,000 gpd | \$ 5,000.00 |
| 5,001 to 10,000 gpd | \$ 8,000.00 |
| Not ready for Septic Inspection/Soils | \$ 50.00 |

AFTER THE FACT PERMITS: DOUBLE THE REQUIRED FEE + \$1500.00 OR 5% OF FINISHED VALUE OF IMPROVEMENT-WHICHEVER IS GREATER

OTHER FEES

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|---|--|
| Land Alteration Permit | \$ 250.00 |
| 911 Address | \$ 150.00 |
| Administrative Special Use Permit | \$ 200.00 |
| Land Splits - Simple / Administrative | \$ 150.00 / \$200.00 |
| Erosion Control/Job Site Re-Inspection Fee | \$ 100.00 after 2 failed inspections & \$50.00 for each subsequent inspection related to the deficient item. |
| Tax Abatement Application Fee | \$ 500.00 |
| Tax Abatement Fee | 1% of Total request |
| EAW Review Fee (per hour + any additional costs incurred by the County) | \$ 50.00 |
| Cannabis Retail License Fee (Initial) | \$ 500.00 or 1/2 the amount of the initial State Fee |
| Cannabis Retail License Fee (Renewal) | \$ 1,000.00 or 1/2 the amount of the State Renewal Fee |
| Cannabis Retail License Violation Fee | \$ 2,000.00 |
| Filing fee | \$ 46.00 |

Permits valid for one year. No extensions.

DATA REQUESTS

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|---|-------------------------------|
| Administrative Fee (per hour + mileage, minimum charge of 1/2 hour) | \$ 50.00 |
| Copies of Public Meeting Audio | \$ 25.00 |
| Electronic Copies on a Flash Drive | \$ 25.00 + Administrative Fee |

(ALL OTHER ITEMS RELATED TO DATA REQUESTS FOLLOW THE COUNTY'S GENERAL FEE SCHEDULE)

(January 2, 2026)

LE SUEUR COUNTY ZONING PERMITS



ENVIRONMENTAL SERVICES

Le Sueur County

- No person shall erect, alter, or move any structures or part thereof without first securing a zoning permit, including but not limited to, all structures, structure additions, manufactured homes, towers, basements, footings, liquid manure storage areas, authorized signs, sewer systems, and repair of sewer systems.
- Environmental Services Department Office hours (*except holidays*)

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|-------------------------|------------------------|
| Monday through Thursday | 8:00 a.m. to 4:30 p.m. |
| Friday | 8:00 a.m. to 4:00 p.m. |
- Appointments encouraged. On-site meetings upon request.
- Board of Adjustment meets 1st Thursday of the month. Application deadline is generally 30 days prior to the hearing. **Pre-application meetings are required.** On-site inspections as published.
- Planning and Zoning Commission meets 3rd Thursday of the month. Application deadline is generally 30 days prior to the hearing. **Pre-application meetings are required.**
- Le Sueur County Website www.lesueurcounty.gov

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 S. PARK AVENUE
LE CENTER MN 56057
(507) 357-8538
FAX 507-357-8541

EMAIL: EnvServices@lesueurcounty.gov
SEPTIC EMAIL: Septic@lesueurcounty.gov

(Department located on the 2nd Floor of the County Government Center)

TO OBTAIN A PERMIT

- Contact Staff for pre-application meeting.
- Complete Zoning Permit Application.
- Include Applicant/Landowner information and parcel information.
- Site plan: To include, but not limited to, north point, road, access, septic & well locations, existing structures, proposed improvement, dimensions, and setbacks from property lines, road right-of-way, other structures, lake, bluff, wetland.
- If located in Shoreland, include all impervious surface & must meet elevation requirements.
- Erosion Control Plan.
- General Contractor's information.
- Septic Plan, if needed.
- Building Plans or Floor Plan and Elevation Drawings (photo if moved-in). *Prefer electronic copies.*
- Estimated finished value (*what would you insure it for?*).
- Pre-Construction Inspection.

** All permits within any Zoning District shall require a compliance inspection on the septic system servicing the property prior to permit issuance.

IMPERVIOUS SURFACE

- Hard surface that either prevents or retards the entry of water into the soil.
 - Examples: Rooftops, sidewalks, decks, driveways (concrete, asphalt, gravel), compacted soils (vegetated parking spaces).
 - Maximum 25 % on lots in all Shoreland Districts.
 - Surface area of a lot separated by a road right-of-way or access shall not be included for the purposes of the impervious surface calculation.
 - Impervious surface not allowed in shore impact zone (*limited exceptions*).
 - Land Alterations Permit required for projects creating impervious surface.
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LAND ALTERATION PERMIT (LAP)

No person shall alter any land or part thereof without first securing a LAP, for activities including, but not limited to, ponds, earth excavations, grading, filling, retaining walls, riprap, vegetation alterations, rain gardens, and impervious surface.

An LAP shall be required in all Shoreland Districts for projects creating impervious surface of 32 square feet on lots less than 1 acre; 100 square feet on lots 1 acre to 1.99 acres; for projects that remove trees; or for projects that include grading, excavating, or filling (such as rain gardens, riprap).

GRADING, EXCAVATING AND FILLING

Any grading, excavating and filling activity that alters the topography of a parcel of land is subject to the requirements of the Zoning Ordinance and requires a Zoning Permit, Land Alteration Plan, and/or Interim Use Permit.

ACCESSORY STRUCTURE SIZE

No dwellings allowed in an accessory structure.

| LOT SIZE | MAXIMUM BUILDING AREA | MAXIMUM BUILDING HEIGHT |
|--------------|-----------------------|-------------------------|
| < 1 acre | 2,000 square feet | 20 feet |
| 1-1.99 acres | 3,600 square feet | 20 feet |
| 2-4.99 acres | 4,000 square feet | 25 feet |

DRIVEWAY/ACCESS STANDARDS

- Must have road authority approval.
 - Minimum driving surface width 14 feet.
 - 4:1 inslope.
 - Base depth sufficient to support emergency vehicles.
 - Unobstructed width of 20 feet.
 - Unobstructed vertical clearance of 13 feet 6 inches.
 - Access greater than 150 feet in length shall have a 60 feet x 60 feet turnaround.
 - 20 foot flat grade adjacent to the road.
 - Serving more than 2 lots with dwellings shall be built to township specifications or minimum 66 feet wide with a 24 foot driving surface.
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BLUFF

- A topographic feature in which the slope rises at least 15 feet from the toe of the bluff to the top of the bluff and the grade of the slope averages 18% or greater. The percent of the slope is defined as the change in elevation (rise) over a distance (run).
- The toe of the bluff shall be determined to be the lower end of the lowest 10 foot segment that exceeds 18%.
- The top of the bluff shall be determined to be the upper end of the highest 10 foot segment that exceeds 18%.
- The Bluff Impact Zone shall be determined to be land located within 20 feet from the top or toe of a bluff.
- No structures allowed in the Bluff Impact Zone.

BLUFF SETBACKS FOR STRUCTURES:

- 30 feet for existing building sites
- 30 feet for slopes 18%-30%
- 50 feet for slopes >30%

**Bluff setbacks differ for sewage treatment systems.

WHEN A SEPTIC COMPLIANCE INSPECTION IS REQUIRED-IF NO CURRENT CERTIFICATE OF COMPLIANCE IS ON FILE WITH THE DEPARTMENT

- Prior to issuance of a zoning permit within all Zoning Districts.
- Prior to any application for Variance, Conditional Use Permit, etc.
- Prior to property transfer.
- Prior to property split.

The landowner may submit a notarized waiver forgoing a compliance inspection. The notarized waiver states that the landowner discloses, without an inspection, that the existing septic system does not meet MN Rules, Chapters 7080-7083 and will have a compliant septic system servicing said property per regulations set forth in Section 17 of the Le Sueur County Zoning Ordinance.