

# Riparian Rights

Under most circumstances, lakefront properties have a right to reasonable access to the water, including placing modest docks and watercraft lifts in the water to provide that access. These are referred to as *riparian rights*, using a legal term for shoreline. Access can only be limited for important public reasons, such as safety, navigability, etc. All riparian properties share the right to a reasonable dock space. Access to the water may not be limited or impaired by the placement of docks and lifts.

This policy provides guidance to help neighbors share the shoreline and maintain the right to a reasonable dock area.

4646 Dakota St. SE  
Prior Lake, MN 55372

City of Prior Lake



## Placement of Personal Docks Policy

for Prior Lake and  
Spring Lake



### City of Prior Lake

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Prior Lake, MN 55372

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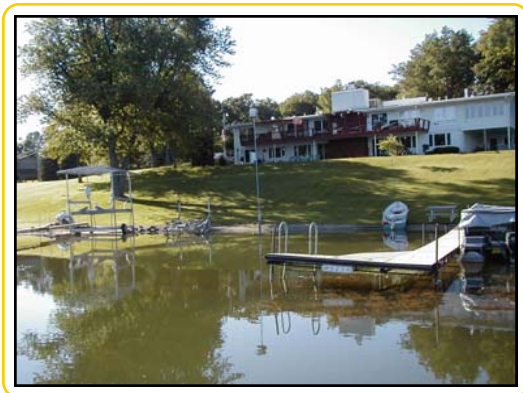
# City of Prior Lake Personal Dock Policy

This policy is intended to guide the size, location and use of single docks or mooring areas located on individual riparian (lakeshore) lots on Prior Lake and on the portion of Spring Lake within the Prior Lake city limits.

Multiple docks, such as homeowner's association docks, and commercial docks or marinas are regulated under the City of Prior Lake Zoning Ordinance and the Minnesota Department of Natural Resources rules.

Multiple and commercial docks require permits from the City, the DNR.

**A complete copy of this policy is available on the City website ([www.cityofpriorlake.com](http://www.cityofpriorlake.com)) or at City Hall, 4646 Dakota Street SE.**



## Installation Guidelines

No dock, mooring or other structure, nor the watercraft using the structure, shall be so located as to:

- Obstruct navigable waters;
- Obstruct reasonable use or access to any other dock, mooring or other structure authorized under this ordinance;
- Present a potential safety hazard;
- Come within 10 feet of any other structure;
- Be located or designed so that it unreasonably or unnecessarily encroaches on other docks.

## Size and Setbacks

**DNR required limitations for the size of single docks:**

- The structure, other than a watercraft lift or watercraft canopy, is not more than eight feet wide and is not combined with other similar structures so as to create a larger structure.
- The number of mooring slips on the dock is six or less.

**City guidelines to be used for the placement of single docks:**

- The dock should be no longer than needed to achieve its intended use: to reach navigable water depth.
- The dock should be located at least five feet from any side property line, as measured at the Ordinary High Water Elevation.

## Boat Lifts and Rail Systems

- Boat lifts, rail systems and track systems installed after May 29, 2004 must be setback at least 10 feet from a side lot line.



**These rules only offer guidance. The absolute rule is that all riparian lot owners have a right to access the water and a reasonable use of the shoreline, including placing docks and watercraft lifts to gain that access. These rights must be respected by all riparian lot owners when establishing access to the water. This policy establishes limits and rules for size, setbacks, and uses of dock structures that are in compliance with DNR rules, and respect the rights of riparian property owners.**