

# ZONING PERMIT FACT SHEET

**\*\* NEW DWELLINGS** not accessory to an existing feedlot...**MUST meet 1/8 MILE minimum and 93% OFFSET setback**

## AGRICULTURAL

A district established to preserve, promote, maintain and enhance the use of the land for commercial agricultural purposes.

Minimum Lot size - 3 1/2 acres

Minimum Buildable area - 2 acres

1 new dwelling per 1/4 1/4 on lots recorded after July 1981

### SETBACKS

Front	85' State R/W 50' County R/W 35' Township R/W
Side	20' property line
Rear	20' property line
Bluff line	30' from 12% slope
Ditch	100'
Frontage	66' minimum along public road

## CONSERVANCY

A district to protect the natural resource that is not suited for agricultural production or urban development, including wetlands, woodlands, and steep slopes. Includes all lands up to 200' back from the crestline of a bluff.

Minimum Lot size - 10 acres

Minimum Buildable area - 2 acres

1 new dwelling per 1/4 1/4 on lots recorded after 1/2/96

### SETBACKS

Front	85' State R/W 50' County R/W 35' Township R/W
Side	20' property line
Rear	50' property line
Bluff line	30' from 12% slope
Ditch	100'
Frontage	66' minimum along a public road

## SHORELAND

A district to regulate the subdivision, use, and development of the shorelands of public waters and provide for the wise use of waters and related land resources.

*New dwellings on lots of record as of January 2, 1996 requires a Conditional Use Permit at a hearing before the Planning and Zoning Advisory Commission.*

Minimum Lot size - 10 acres

Minimum Buildable area - 2 acres

Minimum lot width - 200'

1 new dwelling per 1/4 1/4 on lots recorded after 1/2/96

### SETBACKS

Front	85' State R/W 50' County R/W 35' Twp R/W
Ordinary High Water	200'
Property lines	50'
Bluff line	30' from 12% slope
Ditch	100'

### Hunting Shacks- Requires a Conditional Use Permit

Maximum floor area 728 sq. ft.

Maximum height 14' from grade

## FLOODPLAIN

A district which lies within all areas designated within the 100-year and 500-year flood boundaries on the Flood Insurance Rate Map panels. **NO DEVELOPMENT WITHIN THIS DISTRICT.**

Minimum lot size- 10 acres

### SETBACKS

Front	85' State R/W 50' County R/W 35' Township R/W
Side	20' property line
Rear	50' property line
Ditch	100'

## URBAN RURAL RESIDENTIAL

(R-1 Rural Subdivision)

A district within the County to allow limited urban growth or rural clusters of dwellings not associated with farming. After July 1981, development is required to be located immediately adjacent to cities with sanitary sewer services

Minimum lot size- 1/1/2 acres

### SETBACKS

Front	85' State R/W 50' County R/W 35' Township R/W
Side	20' principal building 10' septic system 10' detached accessory bldg
Rear	40' principal building 10' detached accessory bldg
Bluff line	30' from 12% slope
Ditch	100'

### Accessory buildings

- Maximum sq ft no greater than ground floor sq ft of principal building
- No higher than principal building
- No closer to front property line than principal building

## ALL STRUCTURES require a SITE PLAN

House Permits require an

- Approved septic design
- Location of alternate septic design
- Access permit

911 Address will be assigned after permit is issued

## WHERE TO PLANT TREES / BUSHES

- **Along** a road more than 2' tall – 20' from right-of-way
- **Less** than 2' tall – up to the right-of-way
- **Side or Rear** property lines – up to property line

## RURAL TOWNSITE

(R-T Unincorporated City)

A district for existing unincorporated communities with higher density residential development.

Minimum lot with septic - 1 1/2 Acre

Minimum lot with central sewage treatment - 15,000 sq ft

### SETBACKS

Front	85' State R/W
	50' County R/W
	35' Township R/W
Side	10' principal building
	10' septic system
	5' detached accessory building
Rear	30' principal building
	10' detached accessory building
Bluff	30' from 12% slope
Ditch	100'

## SEPTIC SETBACKS

Road Setbacks	85' State R/W
	50' County R/W
	35' Township R/W
Property line	10'
Structures	10' septic tank
	20' absorption area
Well <50' deep	100'
Well > 50' deep	50'
Pressurized water line	10'
OHW	200'
Seasonally saturated soil (Seasonal water table)	3'

### FYI

If you are putting up a grain bin close to a power line, call **BENCO** for setbacks from power lines

## SPECIAL PROTECTION

A district around Swan Lake and Middle Lake that has a unique natural wildlife resource that needs protection from permanent development, but yet allow a reasonable amount of recreational usage

Minimum lot size – 10 acres

Minimum buildable area – 2 acres

### Setbacks

Front	85' State R/W
	50' County R/W
	35' Township R/W
Side	50'
	50'
Rear	50'
OHW	200'
Ditch	100'
Elevation	3' above highest water level
Frontage	66' minimum along a public road

## FEEDLOT SETBACKS

NO new feedlot within 1/2 mile of

- public park
- public or private school
- 10 or more houses
- R-1 District
- RT District
- 1/8 mile of existing dwelling or 93% OFFSET whichever is greater

NO new feedlot within

- 1/2 mile of cities of Nicollet, Courtland, and Lafayette

NO new feedlot within

- 1 mile of St. Peter or North Mankato

NEW feedlots or construction must meet

- 99% OFFSET to city limits
- 93% OFFSET to R-1, RT, public parks, churches, schools or dwellings not accessory to a feedlot

FEEDLOTS over 300 animal units require a CUP

## MANURE APPLICATION SETBACKS

	Surface Application	Incorporation Within 24 hrs.
Lake, Stream	300'	25'
Wetlands	300'	25'
Ditches	300'	25'
Open tile intakes	300'	0'
Well Quarry	50'	50'

100' vegetated buffer can be used instead of the 300' setback (50' buffer for wetlands/ditches).

## ACCESS DRIVES

1. Shall be constructed and maintained to a minimum 10' width
2. Drives exceeding 200' in length shall have a minimum driving surface of 14'
3. Drives shall have a 20' long flat grade directly adjacent to the road

**Additional information and standards may be required according to the Nicollet County Zoning Ordinance. For more information call the Environmental Services Department (507) 934-0250.**

**NICOLLET COUNTY  
ENVIRONMENTAL SERVICES  
GOVERNMENT CENTER  
501 SOUTH MINNESOTA AVE  
ST. PETER, MN 56082**