

ZONING PERMIT FACT SHEET

ALL DISTRICTS

SETBACKS

Bluff line 30' from 12% slope
 Ditch 100'
 Wetlands 75'

AGRICULTURAL PRESERVATION (AG)

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

Minimum lot size - 3½ acres
Minimum buildable area - 2 acres
1 New dwelling per ¼-¼ on lots recorded after 7/31/81

SETBACKS

Front 85' State R/W
 50' County R/W
 35' Township R/W
 Side 20' property line
 Rear 20' property line
 Frontage 66' minimum along public road

SHORELAND (SH)

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.

Minimum lot size - 10 acres
Minimum buildable area - 2 acres
Minimum lot width - 200'
1 New dwelling per ¼ - ¼ on lots recorded after 1/2/96

SETBACKS

Front 85' State R/W
 50' County R/W
 35' Township R/W
 Ordinary High Water Level 200'
 Property lines 50'

HUNTING SHACKS

Require a conditional use permit
Maximum floor area - 728 sq. ft.
Maximum height - 14' from grade
Minimum of 3' above Ordinary High Water Level

CONSERVANCY (C)

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 ¼-¼ 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
 Frontage 66' minimum along a public road

SPECIAL PROTECTION (SP)

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
1 New dwelling per ¼-¼ on lots recorded after 1/2/96

SETBACKS

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

FLOODPLAIN (FP)

A district which lies within all areas designated within the 1% chance (100-year) and 0.2% chance (500-year) flood boundaries on the Flood Insurance Rate Map panels.

NO DEVELOPMENT IN 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

URBAN-RURAL RESIDENTIAL (R-1)

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 - 1½ 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 building
 Rear 40' principal building
 10' detached accessory building
 Bluff line 30' from 12% slope
 Ditch 100'

ACCESSORY STRUCTURES

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

RURAL TOWNSITE (RT)

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

**NICOLLET COUNTY
 PROPERTY SERVICES
 GOVERNMENT CENTER
 501 SOUTH MINNESOTA AVE
 ST. PETER, MN 56082
 (507) 934-7070**

ZONING PERMIT FACT SHEET

ZONING PERMITS*

Zoning permits are required for the following:

Permanent of Portable Structures:

Construction, structural alteration, relocation, signs (except ideological and real estate)

Sewage Disposal System/Solid Waste Disposal Operation:

Installation, alteration, repair, extension

Land Alterations:

Cutting or filling in excess of 50 cubic yards, removal of trees, removal of shoreland vegetation, mineral extraction, landfills

Erection, Alteration, or Relocation of Permanent Ag Facilities:

Silos, grain bins, holding ponds, slurry systems

Greater than 2' along a Public Road:

Fences, retaining walls, berms, landscaping

Essential Services along Public Roads

Telecommunication Towers

ALL zoning permit applications for structures require a **SITE PLAN**.

INFO NEEDED FOR ZONING PERMIT *

- Name of landowner & applicant
- Square footage of structure footprint
- Cost/value of structure
- Estimated completion date
- Section and township for request
- Description of request
- Distances from R/W, property lines, bluffs, ditches
- Contractor info: general, electric, heating, plumbing, and septic system

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

HOUSE PERMITS *

The following shall be required prior to issuance of a house permit:

- Approved septic design
 - Location of alternate septic site
 - Access permit from Road Authority
 - Complete set of floor plans with square footage
 - General contractor license number
- 911 address will be assigned after permit is issued.

ACCESS DRIVES

- Shall be constructed and maintained to a minimum 10' width
- Drives exceeding 200' in length shall have a minimum driving surface of 14'
- Drives shall have a 20' long flat grade directly adjacent to the road
- No new access easements after 2/24/1997

SEPTIC SETBACKS

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

WHERE TO PLANT TREES / BUSHES

- Along a roadway:
- 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

MANURE APPLICATION SETBACKS

	Surface Application	Incorporation Within 24 hrs.
Lake, Stream	300'	25'
Wetlands	300'	25'
Ditches	300'	25'
Open tile intakes	300'	0'
Wells, Mines or Quarries	50'	50'

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

FEEDLOT SETBACKS

NO new feedlots 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 feedlots within

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

NO new feedlots 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 with **300 or more** animal units require a conditional use permit.

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

*** Additional information and standards may be required according to the Nicollet County Zoning Ordinance. For more information call the Property Services Department at (507) 934-7070.**