Acreage Cluster Development

Acreage clusters, where allowed, may be permitted following the completion of the “Acreage Cluster Development” The Planning & Zoning Office shall have the authority to approve Acreage Cluster Developments provided the necessary requirements have been met.

The following are minimum requirements necessary to cluster dwelling sites:

1. The land must be located in an area zoned AF-1 or AF-2.
2. Acreage cluster developments are allowed for up to three dwelling sites. Clusters involving four or more dwelling sites will fall into the platting standards and all rules and fees will be applicable.
3. The applicant must own or have dwelling rights to a full Government 40
   a. The land set aside for the outlot must be located in the same township and section unless it abuts other land owned by the same taxpayer in an adjoining township or section.
   b. The government 40 will be designated as an outlot. An outlot from an Acreage Cluster Development will not be able to obtain a land use permit for any building or structure in the declared outlot.
4. All AF minimum setback, lot size and height requirements must be met.
5. Each dwelling site must have two sewerable sites and the Planning & Zoning Office must be provided with a written statement from a state licensed septic designer.
6. Applicant must submit a valid metes and bounds description or survey for all lots.
7. Each dwelling must be located on a separate parcel.
8. Fee of $150.00 payable to Todd County Treasurer must be submitted with this application.

Before submitting this application it will be necessary for you to provide evidence that your existing septic system (if one exists on these parcels) is in compliance. Evidence may either be (1) a copy of a county inspection form that shows septic is less than five years old; or (2) a copy of “Compliance Inspection Form for Existing Individual Sewage Treatment Systems” that is less than three years old. If you do not have either of these, you will need to have your system inspected by a MN-licensed ISTS inspector prior to submitting your application. During winter months, a receipt from a licensed inspector stating that the system will be inspected in the spring may be submitted instead.

Applications can be submitted to: Todd County Planning & Zoning Office
215 1st Ave South, Suite 103
Long Prairie, MN 56347
Ph 320-732-4420  Fax 320-732-4803  Email: toddplan.zone@co.todd.mn.us
APPLICATION FOR ACREAGE CLUSTER DEVELOPMENT
TODD COUNTY PLANNING & ZONING OFFICE

Applicant ___________________________________

Mailing Address ___________________________________

Phone Number ___________________________________

---

**Proposed Dwelling Location**

Current Property Owner ___________________________________

Parcel Number ____________________________ # of Acres in parcel ____________________________

Currently Zoned _______________ Township/Section ________________________________

Legal Description ________________________________________________________________

Is Property Abstract Title __________ or Torrens Title ______________

---

**Proposed Outlot Location**

Current Property Owner ___________________________________

Proposed Outlot Parcel Number ____________________________ # of Acres ____________________________

Currently Zoned _______________ Township/Section ________________________________

Legal Description ________________________________________________________________

Is Property Abstract Title __________ or Torrens Title ______________

---

Detailed Description of Request:

---

The following information is required:

1) Septic designer written statement must be attached to certify two sewerable sites are available for proposed dwelling location.
2) Site drawing of proposed cluster with proposed placement of dwelling(s) and outlot(s) must be attached.
3) Fee $150.00.

Applicant’s Signatures ___________________________________ Date ____________________

Property Owner’s Signature ________________________________

Proposed Outlot Owner’s Signature __________________________

---

Approved/Denied _____________________ Date ________________

Approved By __________________________

Updated 12/23/2019