



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA • EST. 1855 •

PLANNING & ZONING

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GENERAL ZONING REQUIREMENTS

	<u>Agricultural/ Forestry-1 (AF-1)</u>	<u>Agricultural/ Forestry-2 (AF-2)</u>	<u>Residential (R-10)</u>	<u>Residential (R-2)</u>	<u>Urban Growth (UG)</u>	<u>Rural Townsite (RT)</u>	<u>Commercial- Manufacturing/ Industry (L-MI)</u>
<u>LOT SIZE</u>							
Min. Lot Area	2 acres*	2 acres*	10 acres*	2 acres*	#	2 acres or as is existing	2 acres
Min. Lot Width/Road Frontage	100 feet	100 feet	200 feet	200 feet	#	200 feet or as is existing	100 feet
Min. Lot Depth	150 feet	150 feet	150 feet	150 feet	#	150 feet or as is existing	200 feet
Road Frontage	33 feet or Legal Access^^	33 feet or Legal Access^^	33 feet or Legal Access^^	33 feet or Legal Access^^	#	200 ft or as is existing	100 feet
<u>STRUCTURE SETBACK FROM</u>							
Side Lot Line	30 feet	30 feet	20 feet	10 feet	#	10 feet	20 feet**
Rear Lot Line	50 feet	50 feet	20 feet	20 feet	#	20 feet	20 feet**
Federal/State Road Right-of-Way	50 feet	50 feet	50 feet	50 feet	#	50 feet	100 feet
County/Township Road right-of-way	35 feet	35 feet	35 feet	35 feet	#	35 feet	100 feet
Septic Tank	10 feet	10 feet	10 feet	10 feet	#	10 feet	10 feet
Septic Drainfield	20 feet	20 feet	20 feet	20 feet	#	20 feet	20 feet
Well	3 feet	3 feet	3 feet	3 feet	#	3 feet	3 feet
<u>SEPTIC SETBACKS</u>							
Tank to well	50 feet	50 feet	50 feet	50 feet	#	50 feet	50 feet
Drainfield to well (>50 ft deep well)	50 feet	50 feet	50 feet	50 feet	#	50 feet	50 feet
Drainfield to well (<50 ft deep well)	100 feet	100 feet	100 feet	100 feet	#	100 feet	100 feet
Tank/Drainfield to prop line	10 feet	10 feet	10 feet	10 feet	#	10 feet	10 feet
<u>OTHER</u>							
Maximum Building Height	35 feet	35 feet	35 feet	35 feet	#	35 feet	35/40 feet***
Lot Coverage – Buildings	n/a	n/a	n/a	n/a	#	n/a	50 percent
Maximum Dwelling Density	1 Per ¼ ¼ section or Gov't Lot	2 Per ¼ ¼ section or Gov't Lot	Per minimum lot size	Per minimum lot size	One per lot	Per minimum lot size	Per minimum lot size

* Lot sizes may be reduced below minimum lot size in the AF-1, AF-2, R-10 and R-2 districts if the development is designed as a cluster subdivision consistent with the requirements of Section 9.03 of this ordinance.

Minimum lot area, width, depth dimensions, side/rear yard and road right-of-way setbacks and maximum building height shall be the same as those of the adjacent municipality.

** Minimum side and rear yard setbacks increase to 50 feet when adjacent to an AF-1, AF-2, R-10, R-2, UG or RT district.

Where a lot is located at the intersection of two (2) or more roads or highways there shall be a front yard setback on each road or highway side of each corner Lot. No building shall project beyond the front yard line of either road.

*** Building height for commercial districts will be 35 feet and building height for Light Manufacturing/Industry shall be 40 feet.

^ This height limitation shall not apply to grain elevators, silos, windmills, elevator lags, cooling towers, water towers, personal communication towers, chimneys, smokestacks and church spires. Any structure over 100 feet in height shall require a conditional use permit.

^^ Legal access equals 33 feet of public road frontage or 33 foot surveyed and recorded access easement as defined by the Todd County Planning & Zoning Ordinance.

SEE SHORELAND DISTRICT ZONING INFORMATION SHEET FOR ORDINANCE STANDARDS FOR ALL AREAS WITHIN 1000 FEET OF LAKES AND 300 FEET OF RIVERS/STREAMS

SEPTIC SYSTEM REQUIREMENTS (DISTRICTS OTHER THAN SHORELAND)

- Permits are required for the installation of all septic systems in Todd County. They can be obtained at the Planning & Zoning Office and are valid for 12 months from the date of purchase.
- An ISTS compliance inspection is required upon any of the following:
 1. The application for a Conditional Use Permit;
 2. The application for a Variance;
 3. The application for a land use permit for a new home construction and/or addition of a bedroom to an existing home;
 4. The sale or transfer of any property.
- Any ISTS not meeting the requirements of Minnesota Rules Chapter 7080, must be upgraded or replaced *before* any permits can be granted. This must be completed within 12 months of the date the Certificate of Noncompliance was issued (10 months if the system is considered an “imminent public health threat”). In the case of a property transfer, (1) the system must be brought into compliance, OR (2) money must be put into escrow to cover the cost of updating the system, OR (3) the system must be discontinued from use (i.e. removing plumbing etc.).

ISTS inspections can be performed by any private state licensed ISTS inspector. Inspections must be completed on forms provided by the Todd County Planning & Zoning Office.

Exceptions: If the system on the property was installed new within the last five years OR inspected within the last three years and found compliant, a compliance inspection is not necessary (unless the system becomes an imminent public health threat within that time).

- Lots created “*after*” January 23, 1996 are required to have an approved septic design that includes **two (2)** areas for a standard sewage treatment area (“drainfield”). For all other lots, only one sewage treatment area is required.

Townships that do their own Zoning: Bertha Township, Stowe Prairie Township, Bruce Township.