

**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.

***ANY new or replacement dwelling in the Shoreland district requires a conditional use permit and a hearing before the Planning & Zoning Advisory Commission.***

**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    200'  
 Property lines        50'

**HUNTING SHACKS**

**Require** a conditional use permit  
**Maximum** floor area - 728 sq. ft.  
**Maximum** height - 14' from grade

**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.**