



## SCOTT COUNTY ZONING ADMINISTRATION

GOVERNMENT CENTER 114 · 200 FOURTH AVENUE WEST · SHAKOPEE, MN 55379-1220  
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### A-1 AGRICULTURAL PRESERVATION ZONING DISTRICT

**Purpose:** This District is intended primarily for application in those areas of Scott County where it is desirable, because of the high quality of soils, availability of water and highly productive capability of the land, to preserve, promote, maintain and enhance the use of land for agricultural purposes and to protect this land from encroachment by non-agricultural uses, structures and activities.

#### District Performance Standards

**Lot of Record:** Lots under 10 acres created and recorded in the Office of County Recorder on or before October 29, 1971, meeting all other minimum lot requirements shall be considered buildable. Lots between 10 and 40 acres created and recorded in the Office of County Recorder on or before January 4, 1977, meeting all other minimum lot requirements shall be considered buildable.

**Density:** 1 dwelling unit per 40 acres or quarter-quarter section

**Lot Area:** 40 acres or 1 quarter-quarter section

**Lot Width:** 600' at the building site for parcels legally created prior to March 2, 1996. Parcels legally created after March 2, 1996 must have 600' from front building setback line extending to principle building location.

**Front Yard Setback:** 150' Centerline of County/State Road or 100' County/State Road Right-Of-Way, whichever is greater. 100' Centerline of Local Public Street or 67' Local Public Street Right-Of-Way, whichever is greater. Lots Under 2 Acres: 35' from Local Street Road Right-Of-Way, 100' from the Right-Of-Way on other public roads.

**Side Yard Setback:** 30'. Lots of record under 2 acres, 15'. On corner lots, the side yard abutting a road shall be the same as the front yard setback.

**Rear Yard Setback:** 60'. Lots of record under 2 acres, 30'

**Accessory Structure Setbacks:** Lots 2 Acres or larger: Accessory buildings must meet principal building setbacks.  
Lots Under 2 Acres: Side yard: 5' Rear yard: 8'

**Outdoor Swimming Pool:** Non-corner lots: 10'. Corner lots: 15' from the side yard street property line. Any associated pool patio, walkway, ground level deck, or other associated improved space shall be located a 5' from any property line. No swimming pool shall be located within a required front yard area.

**No Structure shall be located in an easement, wetland, shoreland setback, or within the 100-year floodplain.**

**Principal Building Height:** 35'

**Impervious Surface Lot Coverage:** No more than 30% of the lot.

**Accessory Building Height & Area:**

Detached garages, buildings, and additional structures.  
Exceptions: Existing or proposed agricultural buildings as approved by Zoning Administration through tax statement documentation and verification from the County Building Official.

<b>Lot Size</b>	<b>Maximum Building Area</b>	<b>Maximum Building Height</b>
Less than 1 acre	1,000 square feet	18 feet
1 – 1.99 acres	2,000 square feet	20 feet
2 – 4.99 acres	3,000 square feet	20 feet
5 – 7.99 acres	3,600 square feet	20 feet
8 – 9.99 acres	4,000 square feet	24 feet
10 – 14.99 acres	5,000 square feet	24 feet
15 – 39.99 acres	6,000 square feet	24 feet

\* The information presented on this sheet is a summary of the performance standards as set forth in the Scott County Zoning Ordinance and is for informational purposes only. The official zoning regulations can be found within Scott County Zoning Ordinance No. 3 by contacting Scott County Zoning Administration on the Scott County Web-site at <http://www.scottcountymn.gov> using the following links:

Zoning Ordinance:  
<http://www.scottcountymn.gov/864/Numerical-Listing> then select No. 3 Zoning Ordinance

Mapping Applications – Scott GIS3 (SG3): <https://scottcountymn.gov/308/Geographic-Information-Systems-GIS>