



SCOTT COUNTY ZONING ADMINISTRATION

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RR-1 RURAL RESIDENTIAL RESERVE ZONING DISTRICT

Purpose: This District is intended to be reserved for future higher density rural residential development when support services and infrastructure can be provided. Development in this district shall maintain low density rural environment until such time as the need for additional rural residential development and rezoning to RR-2, Rural Residential Single-Family District is approved. An overlay zoning district may apply to this district.

District Performance Standards

Lot of Record: Lots created and recorded in the Office of County Recorder on or before October 29, 1971, meeting all other minimum lot requirements and Ordinance standards shall be considered buildable.

Density: 1 dwelling unit per 10 acres.

Lot Area: 10 acres with at least 1 acre of non-hydric soils and area to accommodate 2 septic drainfield sites.

Lot Width: 300' at the building site for parcels legally created prior to March 2, 1996. Parcels legally created after March 2, 1996 must have 300' 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 less than 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 less than 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, a wetland, a 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 the Planning Department through tax statement documentation and other verification.

Lot Size	Maximum Building Area	Maximum Building Height
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 Community Development or 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>