



SCOTT COUNTY PLANNING DEPARTMENT

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RR-1C RURAL RESIDENTIAL RESERVE CLUSTER 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 rural residential densities in a cluster subdivision design 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

- Density:**
- A) The density for the residential cluster subdivisions shall be one (1) dwelling per eight (8) acres based on the gross acreage of the subdivision.
 - B) The density for a residential cluster Planned Unit Development (PUD) subdivision shall be up to one (1) unit per five (5) acres, or up to one (1) unit per two and one-half (2.5) acres with publicly managed utilities, based on the gross acreage of the subdivision as negotiated through the Public Values Incentive Program as established in Chapter 81 of this Ordinance, and shall meet all open space performance standards in Section 41-4.
- Lot Area:** 2.5 acres with at least 1 acres of non-hydric soils and sufficient area to accommodate 2 independent septic drainfield sites.
- Lot Width:** 150' at the building site for parcels legally created prior to March 2, 1996. Parcels legally created after March 2, 1996 must have 150' from front building setback line extending to principle building location. 100' for lots connected to public sewer.
- 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.
- Side Yard Setback:** 30'. 15'. On corner lots, the side yard abutting a road shall be the same as the front yard setback.
- Rear Yard Setback:** 60'.
- 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.**
- Principle Building Height:** 35'
- Impervious Surface Lot Coverage:** No more than 25% 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	15 feet
1 – 1.99 acres	1,600 square feet	18 feet
2 – 4.99 acres	2,000 square feet	18 feet
5 – 7.99 acres	2,600 square feet	20 feet
8 – 9.99 acres	3,200 square feet	20 feet
10 – 19.99 acres	4,000 square feet	24 feet
20 – 39.99 acres	5,000 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 www.co.scott.mn.us using the following links:

Zoning Ordinance: <http://www.co.scott.mn.us/CountyGov/Ordinances/Documents/Ord%2003%20Zoning.pdf>

Online Mapping (ScottGIS Interactive Mapping, Quick Map & Property Information Search):
<http://www.co.scott.mn.us/PropertyGISLand/GeographicInformationSystems/Pages/GeographicInformationSystems.aspx>