



SCOTT COUNTY PLANNING DEPARTMENT

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.co.scott.mn.us

RR-3 Rural Residential Suburban Single Family Zoning District

Purpose: This purpose of this district is to provide for single family dwelling units on existing lots of record with connection to public sanitary sewer treatment systems at a relatively dense urban scale to be established only when these services are available. An overlay zoning district may apply to this district.

District Performance Standards

Lot Area: 20,000 square feet or as allowed by the Shoreland Ordinance.

Lot Width: 75' measured at the front setback line.

Front Yard Setback: 25' from the road right-of-way.

Side Yard Setback: 10'

Rear Yard Setback: 30'

Accessory Structure Setbacks:

Front yard:	No detached accessory building shall be located forward of the front building line of the principle building except on riparian (lakefront) lots.
	On riparian lots: 25' from right-of-way on lots connected to public sewer.
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.

Impervious Lot Coverage: No more than 25% of the lot.

Principle Building Height: 35'

**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>