



# SCOTT COUNTY PLANNING DEPARTMENT

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## UBR URBAN BUSINESS RESERVE ZONING DISTRICT

**Purpose:** This district is intended to preserve land in those areas of Scott County identified in its Comprehensive Plan for the logical extension of urban commercial and industrial land uses served by public utilities. This district is intended to preserve a very low rural residential density until such time as the land is needed for future urban commercial or industrial use and public utilities are available. This district is also meant to perform the following functions:

- To conserve land in a viable economic status until such time as public utilities are available and the site may accommodate intense urban commercial or industrial land use.
- To reduce the possibility of urban/rural land use conflicts in both the use of the land and future extension of public utilities and other infrastructure items.
- The ultimate land use may change with the introduction of utilities and annexation of the land by an adjoining city.

### 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 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.**

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

**Principle Building Height:** 35'

**Service Streets:** Uses fronting on an arterial street shall have a service street to provide access to the arterial street at specified intersections.

**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.

<b>Lot Size</b>	<b>Maximum Building Area</b>	<b>Maximum Building Height</b>
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](http://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>