



SCOTT COUNTY PLANNING DEPARTMENT

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UTR-C URBAN TRANSITION RESERVE CLUSTER ZONING DISTRICT

Purpose: This district is intended to be preserve land in those areas of Scott County identified in its Comprehensive Plan for logical future extension of urban land uses served by public utilities beyond the 2030 planning horizon. This zoning district is intended to preserve these areas of the County in clustered residential developments that may be compatibly integrated with interim agricultural practices and future urban development. This district is also meant to perform the following functions:

1. To conserve land in a viable economic status until such time as public utilities may be extended and urban development densities may be supported.
2. 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.

District Performance Standards

- Density:**
- A) One (1) dwelling unit per ten (10) acres.
 - B) The density for a residential cluster Planned Unit Development (PUD) subdivision shall be up to one (1) unit per eight (8) acres, or up to one (1) unit per four (4) 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 34-4.
- Lot Area:** 1 acre of non-hydric land and sufficient land area to accommodate 2 individual septic systems.
- Lot Width:** 100' maintained 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.
30' from the local street right-of-way.
- Side Yard Setback:** 15'. On corner lots, the side yard abutting a road shall be the same as the front yard setback.
- Rear Yard Setback:** 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.**
- 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>