



SCOTT COUNTY PLANNING DEPARTMENT

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UTR URBAN TRANSITION RESERVE ZONING DISTRICT

Purpose: The purpose of this district is to preserve land in those areas of Scott County identified in its Comprehensive Plan for long-term 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 low rural development densities and allow interim agriculturally related land uses prior to ultimate 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

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 of land or quarter-quarter section.

Lot Area: 40 acres or 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.

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>