



## SCOTT COUNTY ZONING ADMINISTRATION

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### A-3 AGRICULTURAL PRESERVATION DENSITY ZONING DISTRICT

**Purpose:** This district is intended for application in those areas of Scott County where it is desirable because of the high quality of soils, availability of water and highly productive capability of the land, to preserve, promote, maintain and enhance the use of land for long-term agricultural purposes. Single family dwellings at very-low rural densities are encouraged to be clustered to preserve larger tracts of land for long-term agricultural uses. An overlay zoning district may apply to this district.

#### District Performance Standards

**Density:** 1 dwelling unit per 40 acres or quarter-quarter section

Where applicable per the Comprehensive Plan, the density for a residential cluster Planned Unit Development (PUD) subdivision shall be up to four (4) dwelling units per forty (40) acres, 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 27-4.

**Lot Area:** **A) Existing Farmstead:** The minimum lot size for an existing farmstead shall be determined by the topography of the property, the ability to locate the principal dwelling, any accessory structures, and two (2) individual sewage treatment systems, which all meet applicable setback requirements.  
**B) Non-Farmstead:** The minimum lot size for a new single family dwelling shall be one (1) acre of non-hydric land. The maximum lot size shall be five (5) acres. Where independent sewage treatment systems are proposed, each lot shall demonstrate sufficient land area to accommodate two (2) independent sewage treatment systems.

**Lot Width:** **A) Existing Farmstead:** 300' at the building site for parcels legally created prior to March 2, 1996. Parcels legally created after March 2, 1996 must have 300' from front building setback line extending to principle building location.  
**B) Non-Farmstead:** 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.

**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 under 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 under 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, wetland, shoreland setback, or within the 100 year floodplain.**

**Principal Building Height:** 35'

**Impervious Surface Lot Coverage:** No more than 30% of the lot.

**Accessory Building  
Height & Area:**

Detached garages, buildings, and additional structures.  
Exceptions: Existing or proposed agricultural buildings as approved by Zoning Administration through tax statement documentation and verification by the County Building Official.

<b>Lot Size</b>	<b>Maximum Building Area</b>	<b>Maximum Building Height</b>
Less than 1 acre	1,000 square feet	18 feet
1 – 1.99 acres	2,000 square feet	20 feet
2 – 4.99 acres	3,000 square feet	20 feet
5 – 7.99 acres	3,600 square feet	20 feet
8 – 9.99 acres	4,000 square feet	24 feet
10 – 14.99 acres	5,000 square feet	24 feet
15 – 39.99 acres	6,000 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 <http://www.scottcountymn.gov> using the following links:

Zoning Ordinance:  
<http://www.scottcountymn.gov/864/Numerical-Listing> then select No. 3 Zoning Ordinance

Mapping Applications – Scott GIS3 (SG3): <https://scottcountymn.gov/308/Geographic-Information-Systems-GIS>