

<p>Corinna Township 9801 Ireland Ave NW Annandale, MN 55302</p> <p>Phone: 320-274-8049 Fax: 320-274-3792 www.corinnaplanning.info www.corinnatownship.com</p>	<p>MINIMUM LOT AREA AND SETBACK REQUIREMENTS</p> <p>NON-SHORELAND COMMERCIAL ZONING DISTRICTS</p> <p>(Amended April 2010)</p>
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	Highway Business	General Business	General Industry
Lot size	22,500 sq ft	22,500 sq ft	22,500 sq ft
Lot width	150 ft	150 ft	150 ft
Lot Depth – Single Family (ft)	150 ft	150 ft	150 ft
Maximum Lot Coverage – Impervious Surfaces	50% - Buildings	50% - Buildings	50% - Buildings
Height	2.5stories / 35 ft	2.5stories / 35 ft	4 stories/ 45 ft
Setback from Road centerline^{1,2}			
State Highway	160 ft	130 ft	130 ft
County Road	160 ft	130 ft	130 ft
Township Road	95 ft	65 ft	65 ft
Side Yard Setback			
Principal structure	20 (50) ft ³	20 (50) ft ³	25 (50) ft ³
Accessory structure	20 (50) ft ³	20 (50) ft ³	25 (50) ft ³
Rear Yard Setback			
All other structures	35 (50) ft ³	35 (50) ft ³	50 ft

SCREENING AND FENCING

Screening shall be required in residential zones where (a) any off-street parking area contains more than four (4) parking spaces and is within thirty (30) feet of an adjoining residential zone, and (b) where the driveway to a parking area of more than six (6) parking spaces is within fifteen (15) feet of an adjoining residential use or zone.

¹ Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front yard of either road.

² Within existing developed areas, the above front yard setback requirements may be adjusted to coincide with average setback occurring on either side of the proposed building within three hundred (300) feet except that no building shall be located less than twenty (20) feet from right-of-way line.

³ 50 ft setback applies when abutting a lot in any Residential or Agricultural District.

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Where any business (structure, parking or storage) is adjacent to property zoned or developed for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business, parking lot, or industry is across the street from a residential zone, but not on that side of a business or industry considered to be the front (as determined by the Zoning Administrator).

All exterior storage shall be screened. The exceptions are: (1) merchandise being displayed for sale; (2) materials and equipment presently being used for construction on the premises; (3) merchandise located on service station pump islands.

The screening required in this section may consist of a fence, trees, shrubs and berms not less than five (5) feet high but shall not extend within fifteen (15) feet of any street or driveway. The screening shall be placed along property lines or in case of screening along a street, fifteen (15) feet from the street right-of-way with landscaping between the screening and pavement. The screening shall not block direction vision. Planting of a type approved by the Planning Commission may also be required in addition to or in lieu of fencing.

EXISTING SEPTIC SYSTEM INSPECTION REQUIREMENTS

Existing System Compliance Inspections. An ISTS shall require a compliance inspection when any one of the following conditions occur:

1. Any time that a permit is applied for in a Shoreland Management Area (1000 feet of a lake, pond or flowage; or 300 feet of a river or stream or the landward extent of a floodplain).
2. No owner of a tract of land on which a dwelling is located, or tract of land on which a structure which is required to have an ISTS is located, shall sell or transfer to another party said tract of land unless requirements as stated in the Wright County Point of Sale Certification Ordinance for On-Site Septic Systems are met.
3. Addition of a bedroom on the property, or variance issued in accordance with Minnesota Rules Chapter 7080.0305 Subp. 3 (General Requirements for Local Units of Government).
 - a. If a request for an additional bedroom or variance is received between November 1 and April 30 the County may issue a permit or variance immediately with the requirement that a compliance inspection be completed by the following June 1 and the applicant submits a certificate of compliance by the following September 30.
4. If a system constructed between May 27, 1989 and January 23, 1996 does not comply with applicable requirements, and is not an imminent public health threat, a property owner applying for a zoning permit to construct a bedroom addition has five years from the date of issuance of such zoning permit to bring the system into compliance.
5. If an existing system (constructed prior to April 1, 1996) is not an immediate public health threat, the tank is watertight and provides at least two feet of soil separation, the system need not be upgraded, repaired or replaced or its use discontinued, as long the system is not located in the shoreland area, wellhead protection areas (200 feet from any public water supply well, that is any well serving 25 persons or more for sixty days of the year) and serving food/ beverage/lodging facilities. The three foot rule applies in those circumstances.
6. Certificates of Compliance or Notices of Noncompliance shall be issued on the Minnesota Pollution Control Agency's Inspection Form for Existing Septic Systems. Copies shall be provided to the property owner and County within 30 days.

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