

<p><b>Corinna Township</b>  9801 Ireland Ave NW  Annandale, MN 55302</p> <p>Phone: 320-274-8049  Fax: 320-274-3792</p> <p><a href="http://www.corinnatownship.com">www.corinnatownship.com</a></p>	<p><b>MINIMUM LOT AREA AND  SETBACK REQUIREMENTS</b></p> <p><b>Agricultural, Residential and Shoreland  Zoning Districts</b></p> <p>(current as of December 18, 2018)</p>
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**PRIMARY (UNDERLYING) ZONING DISTRICTS**

	<b>General Agriculture (AG)</b>	<b>Agricultural / Residential (A/R)</b>	<b>Urban/Rural Transition (R-1)</b>	<b>Suburban Residential (R-2)</b>	<b>Suburban Residential-a (R-2a)</b>
<b>Lot size</b>					
Private sewer	See Appendix A, Sec. 604.6	10 acres	1 acre <sup>1</sup>	2.5 acres	5 acres
Public sewer	See Appendix A, Sec. 604.6	10 acres	20,000 sq ft	2.5 acres	5 acres
<b>Lot width</b>					
Private Sewer	See Appendix A, Sec. 604.6	300 ft	150 ft	200 ft	300 ft
Public Sewer	100	300 ft	100 ft	200 ft	300 ft
<b>Lot Depth – Single Family (ft)</b>					
Private Sewer	See Appendix A, Sec. 604.6	300 ft	150 ft	300 ft	300 ft
Public Sewer	See Appendix A, Sec. 604.6	300 ft	100 ft	300 ft	300 ft
<b>Side Yard Setback</b>					
Principal structure	30 ft	30 ft	15 ft	30 ft	30 ft
Accessory structure	30 ft	15 ft	10 ft	10 ft	10 ft
Livestock Building	100 ft	100 ft	100 ft	100 ft	100 ft
<b>Rear Yard Setback</b>					
Livestock Building	100 ft	100 ft	100 ft	100 ft	100 ft
All other structures	50 ft	50 ft	15 ft	30 ft	30 ft
<b>Height</b>	2.5 story/35 ft <sup>2</sup>	2.5 story/35 ft	2.5 story /35 ft	2.5 story /35 ft <sup>3</sup>	2.5 story /35 ft <sup>3</sup>
<b>Animal Units (a.u.)<sup>4</sup></b>	See Appendix A, Sec. 604.5	0.5 a.u.per acre – max. of 9.9	0.5 a.u.per acre – max. of 9.9	0.5 a.u.per acre – max. of 9.9	0.5 a.u.per acre – max. of 9.9

**ZONING MAP available at: <http://www.hometownplanning.com/corinna-township.html>**

<sup>1</sup> Two (2) acres for some shoreland areas – see table of shoreland-specific regulations.

<sup>2</sup> This height limitation shall not apply to grain elevators, silos, windmills, elevator legs, cooling towers, water towers, chimneys and smokestacks, church spires, electric transmission lines or radio or television towers.

<sup>3</sup> Shall not apply to wind chargers which are at least fifty (50) feet from any property line.

<sup>4</sup> Except for existing farm operations in existence prior to the adoption of the Ordinance, livestock are not allowed on lots smaller than four (4) acres.

**For permit applications and additional zoning information, visit <http://www.hometownplanning.com/corinna-township.html> or call 888-439-9793.**

	General Agriculture (AG)	Agricultural / Residential (A/R)	Urban / Rural Transition (R-1)	Suburban Residential (R-2)	Suburban Residential-a (R-2a)
<b>Setback from Road centerline<sup>5,6</sup></b>					
State Highway	130	130	130	130	130
County Road	130	130	130	130	130
Township Road	65	65	65	65	65
Township Road (livestock building)	100	100	100	100	100
Cul-de-sac (from right-of-way)	25	25	25	25	25
Township Road (livestock building)	100	100	100	100	100
<b>Maximum Lot Coverage – Impervious Surfaces</b>	15% - Buildings 25% - All Impervious	15% - Buildings 25% - All Impervious	15% - Buildings 25% - All Impervious	15% - Buildings 25% - All Impervious	15% - Buildings 25% - All Impervious

**RESIDENTIAL LOTS IN THE GENERAL AGRICULTURE (AG) DISTRICT**

Parcels in the Agricultural District which are less than ten acres in size shall be subject to residential standards for animals and lot standards that correspond with the zoning district which is closest in lot size to the parcel. R1 standards apply for lots less than 2.5 acres, R-2 for lots 2.5 acres to 4.99 acres and R-2a for lots from 5 to 9.99 acres

**ALTERNATE ZONING IN ‘GENERAL AGRICULTURE’ DISTRICT**

Whether or not they are so designated on the zoning map, residential plats which were approved prior to August 2, 1978 shall be zoned in accord with the following schedule.

<b><u>Zoning for residential plats approved prior to August 2, 1978:</u></b>	
<b>Average Lot Size</b>	<b>Zoning District</b>
Less than 2 acres	R-1
Between 2 and 4 acres	R-2
Between 4 and 10 acres	R-2(a)
Over 10 acres	no change

In addition, within shoreland areas, existing metes and bounds subdivisions comprised of 5 or more adjacent lots less than one acre in size shall be zoned R-1.

<sup>5</sup> 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.

<sup>6</sup> 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.

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## ADDITIONAL REGULATIONS IN SHORELAND AREAS

The standards outlined below apply within 1,000 feet of a lake and 300 feet of a classified river.

These standards are additional to the standards of the primary (underlying) zoning district. In case of conflict, the stricter standard shall apply as well as any additional requirements if flood plain elevations have been established.

	Gen. Dev. (GD)	Rec. Dev. (RD)	Nat. Env. (NE)	River – Transition	River – Agriculture and Tributary
<b>Lot size<sup>7</sup></b>					
Private sewer	*	*	2 acres	2 acres	*
Public sewer	*	*	2 acres	2 acres	*
<b>Lot width</b>					
Unsewered – Riparian	*	*	200	250	150
Sewered	100	100	200	250	150
<b>Lot Depth – Single Family (ft)</b>	*	*	200	200	*
<b>Maximum Lot Coverage – Impervious Surfaces</b>	15% - Buildings 25% - All Impervious	15% - Buildings 25% - All Impervious	15% - Buildings 25% - All Impervious	15% - Buildings 25% - All Impervious	15% - Buildings 25% - All Impervious
<b>Lake and River Setback (feet)</b>	75 ft	100 ft	200 ft	200 ft	100 ft
<b>Lake and River Setback – Water Oriented Accessory Structure</b>	10 ft	10 ft	Not allowed	Not allowed	10 ft
<b>Lake and River Setback – ISTS System</b>	50	75	150	150	75
<b>Bluff Setback (feet)</b>	30	30	30	30	30
<b>Elevation of Lowest Floor Above highest Known Water Level</b>	4 ft	4 ft	4 ft	4 ft	4 ft

\* See underlying zoning district

<b>Lake Classifications</b>					
<b>General Development (GD)</b>		<b>Recreational Development (RD)</b>		<b>Natural Environment (NE)</b>	
<b>Lake ID</b>	<b>Name</b>	<b>Lake ID</b>	<b>Name</b>	<b>Lake ID</b>	<b>Name</b>
86-227	Cedar Lake	86-223	Indian Lake	86-222	Unnamed
86-233	Sugar Lake	86-229	Mink Lake	86-224	Sandy Lake
86-234	Bass Lake	86-230	Somers Lake	86-238	Nixon Lake
86-251	Pleasant Lake			86-246	Long Lake
86-252	Clearwater Lake				

<sup>7</sup> The minimum lot size of the underlying zoning district applies only where soil percolation tests indicate the lot is sufficiently large to provide for the drainfield and septic tank setbacks required by this Ordinance (i.e. the lot size needs to be increased if sufficient area does not exist).

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## GENERAL REGULATIONS FOR UNDERLYING ZONING DISTRICTS AND SHORELAND AREAS

### **RESIDENTIAL FENCES**

Fences under six (6) feet in height do not require a permit and are not required to meet any setback to a side or rear lot line. Fences shall not be placed within a road right-of-way. Fences taller than six (6) feet require a building permit.

Fences which impede visual sight lines in anyway shall not encroach closer to any shoreline than the principal building setback. Electrified or barbed fences shall be prohibited in residential districts. Swimming pools with a capacity exceeding 5000 gallons shall be surrounded by a fence at least four (4) feet in height with a self-latching gate.

### **LIMITATIONS ON ACCESSORY BUILDINGS**

In the *R-1 (Urban/Rural Transition) zoning district*, garages and non-commercial pole structures are subject to the following size restrictions (per structure):

Parcel Size	Max. Building area	Max. Sidewall
Less than 20,000 sq ft.	800 square feet	12 feet
20,000 sq ft – 79,999 sq ft	1400 square feet	14 feet
More than 80,000 sq ft	2000 square feet	14 feet

In *all zoning districts*, accessory buildings and structures, individually and combined (not to include attached garages nor decks), on residential parcels smaller than 10 acres in size shall not exceed the following maximum size limits:

Parcel Size	Max. Building area	Max. Sidewall
Less than 20,000 sq ft.	1000 square feet	14 feet
20,000 sq ft – 0.99 acres	1600 square feet	14 feet
1 – 2.49 acres	2400 square feet	14 feet
2.5 – 4.99 acres	3200 square feet	14 feet
5 – 9.99 acres	4000 square feet	16 feet

In *all zoning districts*, detached accessory structures and garages on lots less than one acre shall not have a second story, must have no more than six (6) feet of headroom in a rafter storage area, and have a maximum 6/12 roof pitch.

### **EXISTING SEPTIC SYSTEM INSPECTION REQUIREMENTS**

Existing System Compliance Inspections. Whenever either of the following occur, records of a SSTS on the property will be reviewed to determine adequate conformance. Said review may require conformance to MN Rules 7080.2450, Subp. 2 and/or require a certification of compliance of the SSTS:

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. With the addition of a bedroom on the property.

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