



SCOTT COUNTY ZONING ADMINISTRATION

GOVERNMENT CENTER 114 · 200 FOURTH AVENUE WEST · SHAKOPEE, MN 55379-1220
(952) 496-8653 · Fax (952) 496-8496 · Web <http://www.scottcountymn.gov>

A-2 AGRICULTURAL WOODLANDS ZONING DISTRICT

Purpose: In this district, the predominant land use remains agriculture, but there exist concentrations of heavily wooded land and/or land having non-productive soils. Due to these circumstances, rural residential development at a density of one (1) unit per ten (10) acres has been deemed appropriate for existing conditions. This zoning district was applied when a minimum of seventy-five (75) percent of the total parcel was wooded land, and/or land having soils in capability classes IV through VIII. Development will not be provided with an urban level of service.

Application: The regulations of this Chapter shall only apply to existing parcels zoned A-2, Agricultural Woodlands District. No further rezoning to the A-2, Agricultural Woodlands District shall be allowed for consistency with the Comprehensive Plan.

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.
- Density:** 4 dwelling units per forty acres or quarter-quarter section.
- Lot Area:** 10 acres or a quarter-quarter-quarter section with 1-acre non-hydric soils.
- Lot Width:** 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.
- 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 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.

Lot Size	Maximum Building Area	Maximum Building Height
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>