

**Section 8.0**  
**District Density Setback and Height Limit Regulations**

	<u>ZONING DISTRICT</u>				
	A	RRI	CA	FO	SO
Minimum Lot Size	1 acre	1 acre <sup>1</sup>	1 acre <sup>1</sup>	(3)	80,000 sq. ft.
Minimum Buildable Area	1 acre	1 acre	1 acre <sup>1</sup>	1 acre <sup>1</sup>	1 acre
Minimum Lot Width	150 feet	100 feet	(2)	(3)	250 feet
Minimum Lot Depth	175 feet	175 feet	175 feet	(3)	(2)
Maximum Density Per Quarter - Quarter Section	1 single-family dwelling	4 single-family dwellings	(2)	(3)	(2)
Minimum Side Yard Setbacks for structures	10 feet (5)	10 feet	10 feet	(3)	10 feet
Minimum Rear Yard Setbacks for structures	15 feet (5)	15 feet	15 feet	(3)	10 feet
Maximum Height of Structures	Agric. Struct.: 200 feet Others: 35 feet	Agric. Struct.: 200 feet Others: 35 feet	35 feet	(3)	25 feet
Structure Setback from Normal High Water Mark	200 feet	200 feet	200 feet	(3)	200 feet
Structure Setback from River Bluffline	100 feet	40 feet	100 feet	(3)	30 feet
Separation Distances Between Single-Family Dwellings and Ag. Struct. ****	300 feet****	100 feet	(2)	(3)	(3)
Minimum Setbacks for Structures*					
From Centerline Of:					
- Local Road	80 feet	85 feet	110	(3)	40 feet
- Collector	110 feet	110 feet	110 feet	(3)	50 feet
- Arterial	130 feet	130 feet	130 feet	(3)	50 feet
Minimum Driveway Separation Distance Between Adjacent Parcels:					
- On a local road	100 feet	100 feet	100 feet	(3)	(2)
- On a collector road	300 feet	125 feet	300 feet	(3)	(2)
- From an intersection of 2 or more of the above	100 feet	80 feet	100 feet	(3)	(2)

(1) Within the RR district of Sections 13 & 18, the minimum lot size is 2.5 acres. The minimum buildable area is 1.0 acre.

(2) Underlying zoning

(3) As referred to in the Dakota County Shoreland and Floodplain Management Ordinance

(4) Except farm buildings, transmission lines, bridges, historical structures.

(5) Except for lots over two acres, see Sec-7.2.4(L)4 The stricter provisions will always apply.

\* Except existing structures in plat of original Town of Nininger:

Setbacks in original Town of Nininger shall be approved as they exist as a non-conforming use. Reconstruction of such uses shall be applied for as needed.

\*\* For restrictions regarding accessory structures see respective sections.

\*\*\* Except animal feedlots and animal storage facilities (See Section 9.5.3)

\*\*\*\* Does not apply to Ag. Structures under same ownership as the single family dwelling