

# ORDINANCE NO. 2021-04

## LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

### AN ORDINANCE AMENDING CHAPTER 2 SECTION 5.12 DIMENSIONAL STANDARDS OF THE LENT TOWNSHIP LAND USE REGULATIONS.

#### THE LENT TOWNSHIP BOARD OF SUPERVISORS ORDAINS:

**Section 1. AMENDMENT.** Chapter 2, Section 5.12 of Lent Township Official Zoning Ordinance is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 5.12 with regards to dimensional standard requirements for the Rural Residential – Agriculture Zoning District within Lent Township.

#### Section 5.12 Dimensional Standards

		Zoning District				
		RR-A	RR-II	RR-I	UG	RTC
Maximum Density		8 <del>16</del> lots per 40 acres	20 lots per 40 acres	40 lots per 40 acres	16 lots per 40 acres	8 lots per 40 acres
Minimum Buildable Area		1 acre (single-family)	1 acre (single-family)	1 acre (single-family)	1 acre (on-site sewer) 20,000 square feet (city sewer)	1 acre
Minimum Lot Area		<del>5 acres</del> <u>2.5 acres</u>	2 acres	1 acre	2 ½ acres (on-site sewer) 1 acre (city sewer)	5 acres
Minimum Lot Width		<del>300 feet</del> <u>165 feet</u>	200 feet	200 feet	200 feet (on-site sewer) 100 feet (city sewer)	200 feet
Minimum Lot Depth		300 feet	200 feet	200 feet	200 feet (on-site sewer) 100 feet (city sewer)	200 feet
Minimum Setback from Centerline of:	County (CSAH) Road	135 feet	135 feet	135 feet	135 feet	135 feet
	Township Road	73 feet	73 feet	73 feet	73 feet	73 feet
	City Street or Private Road	63 feet	63 feet	63 feet	63 feet	63 feet
Minimum Side Yard Setback (Principal Structure)		40 feet	20 feet	20 feet	10 feet	10 feet
Minimum Rear Yard Setback		50 feet	25 feet	25 feet	25 feet	25 feet
Maximum Height of Structures		35 feet	35 feet	35 feet	35 feet	35 feet
Accessory Structures (Non-Ag Bldg.)						
Side and Rear Yard Setback		20', or 2x the height of the sidewall of the structure,	20', or 2x the height of the sidewall of the structure,	10'	10'	10'


	whichever is greater	whichever is greater			
Maximum Height	35 feet	Not to exceed the height of the principal structure	Not to exceed the height of the principal structure	Not to exceed the height of the principal structure	Not to exceed the height of the principal structure
<b>Accessory Structures (Ag. Bldg.)</b>					
Side Yard Setback	40'	40'	NP**	NP**	40'
**Agriculture Buildings are not permitted in the urban growth district or RR-I per the County Regulations.					

**Section 2. SEVERABILITY.** Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid in any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part hereof, other than the part held to be invalid.

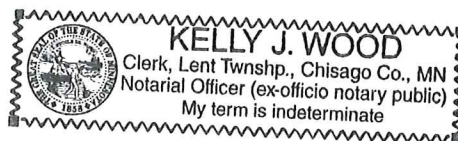
**Section 3. FINDINGS.** Findings for Amending the Lent Township Land Use Regulations by amending Chapter 2, Section 5.12. In amending the Lent Township Land Use Regulations relating to zoning district dimensional standards, the Town Board of Lent Township finds that the amendments do not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area, is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land, is in the opinion of the Township to be reasonably related to the overall needs of the Township, is consistent with the intent and purposes of the zoning ordinance, and will not cause traffic hazards or congestions.

**Section 4. EFFECTIVE DATE.** This Ordinance shall take effect and be in force upon its adoption by the Board of Supervisors.

Attest

By:   
Rick Keller, Chairman

By:   
Kelly Wood, Town Clerk



Passed by the Lent Town Board this 18<sup>th</sup> day of May, 2021.

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