

**ORDINANCE NO. 2022-04**

**LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 2 SECTION 3 DEFINITIONS FOR BLUFFS, BUILDABLE AREA; AND 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 3 of the Lent Land Use Regulations is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 3 relative to ordinance definitions.

Bluff	A topographic feature such as a hill, cliff, or embankment where the average slope of the land is equal to or greater than <del>eighteen (18) percent</del> as measured over horizontal distances of <del>fifty (50) feet or more</del> . A bluff within shorelands also has the following characteristics: The slope rises at least ten (10) feet above the ordinary high water level of a river or stream, or at least twenty-five (25) feet above the ordinary high water level of a lake; The grade of the slope from the toe of the bluff to a point ten (10) feet or more above the ordinary high water level averages <del>thirty (30) percent or greater</del> ; and The slope drains towards the waterbody. <u>as defined under the definitions within Minnesota Administrative Rules MR 6120.2500</u>
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Buildable Area	The minimum contiguous area remaining on a lot or parcel of land after all slopes greater than <del>18</del> <u>25</u> %, designated flood plains, wetlands, land below the ordinary high-water level of public waters, and lands where the depth to mottled soil is less than one (1) foot are subtracted for the purpose of placement of structures.
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**Section 2. AMENDMENT.** Chapter 2 Section 5.12 of the Lent Land Use Regulations is hereby amended to adopt a change in the Minimum Buildable Area Dimensional Standard as indicated in the table below:

# Lent Township Land Use Regulations

## Section 5.12 Dimensional Standards

	<b>Zoning District</b>				
	<b>RR-A</b>	<b>RR-II</b>	<b>RR-I</b>	<b>UG</b>	<b>RTC</b>
Maximum Density	16 lots per 40 acres	20 lots per 40 acres	40 lots per 40 acres (single family) 20 lots per 40 acres (two family)	16 lots per 40 acres (on-site sewer) 40 lots per 40 acres (city sewer)	8 lots per 40 acres
Minimum Buildable Area	<u>1-acre</u> <u>21,500 square feet</u> (single-family)	<u>1-acre</u> <u>21,500 square feet</u> (single-family) 2 1/2 acres (two-family)	<u>1-acre</u> <u>21,500 square feet</u> (single-family) 2 1/2 acres (two-family)	<u>1-acre</u> <u>21,500 square feet</u> (on-site sewer) 20,000 square feet (city sewer)	<u>1-acre</u> <u>21,500 square feet</u>
Minimum Lot Area <sup>1</sup>	2.5 acres	2 acres	1 acre	2 1/2 acres (on-site sewer) 1 acre (city sewer)	5 acres
Minimum Lot Width <sup>1</sup>	165 feet	200 Feet	200 Feet	200 feet (on-site sewer) 100 feet (city sewer)	200 feet
Minimum Lot Depth <sup>1</sup>	300 feet	200 feet	200 feet	200 feet (on-site sewer) 150 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
<b>Accessory Structures (Non-Ag Bldg.)</b>					
Side and Rear Yard Setback	20', or 2 x the height of the sidewall of the structure, whichever is greater	20', or 2 x the height of the sidewall of the structure, whichever is greater	10'	10'	10'
Maximum Height	35'	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 Building</b>					
Side Yard	40'	40'	NP**	NP**	40'

*\*\*Agricultural Buildings are not permitted in the urban growth district or RR-I per the County regulations.*

**Section 4. 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 5. FINDINGS.** Findings for Amending the Lent Township Land Use Regulations by amending Chapter 2, Section 3 and Chapter 2, Section 5.12. In amending the Lent Township Land Use Regulations, the Town Board of Lent Township finds that the amendment does 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 6. EFFECTIVE DATE.** This Ordinance shall take effect and be in force upon its adoption by the Board of Supervisors.

Attest

By: [Signature]  
Rick Keller, Chairman

By: [Signature]  
Kelly Wood, Town Clerk



Passed by the Lent Town Board this 17<sup>th</sup> day of May, 2022.

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