



**Alexandria  
Township**  
P.O. Box 445  
Alexandria, MN  
56308

Phone: 320-759-5300

[www.alexandriatownship.org](http://www.alexandriatownship.org)

**MINIMUM LOT AREA AND  
SETBACK REQUIREMENTS**  
**NON-SHORELAND ZONING DISTRICTS**  
**(Current as of August 2007)**

The following table establishes the set of dimensional standards that shall be applied within the zoning districts of Alexandria Township. These standards shall be interpreted as the minimum requirements for each district (see separate information sheet for dimensional standards within the Residential Shoreland District).

	<b>Rural Conservation Residential (RCR)</b>	<b>Rural Residential (RR)</b>	<b>Urban Residential (UR)</b>	<b>Commercial – Urban (C-U)</b>	<b>Commercial Rural (C-R)</b>	<b>Industrial (I)</b>
<b>Max. Density</b>						
Lot/block development	1 du per 20 gross acres	1 du per 10 gross acres	1 du per 15,000 gross sq ft	75 percent lot coverage <sup>1</sup>	75 percent lot coverage	75 percent lot coverage
Rural Reserve Development	1 du per 10 gross acres of buildable area	1 du per 2.5 gross acres of buildable area	N/A	N/A	N/A	N/A
<b>Min. Lot Size<sup>2</sup></b>						
Unsewered Areas	1 acre	1 acre	15,000 sq ft	30,000 sq ft	30,000 sq ft	30,000 sq ft
Sewered Areas	1 acre	1 acre	15,000 sq ft	15,000 sq ft	N/A	15,000 sq ft
Minimum Buildable Area	28,900 sq ft	28,900 sq ft	7,400 sq ft	19,400 sq ft (unsewered)	19,400 sq ft (unsewered)	19,400 sq ft (unsewered)
<b>Min. Lot Width</b>						
Single Family	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft
Two Family <sup>3</sup>	N/A	N/A	125 ft	N/A	N/A	N/A
<b>Min. Lot Depth</b>						
Single Family	150 ft	150 ft	125 ft	150 ft	150 ft	150 ft
Two Family	N/A	N/A	150 ft	N/A	N/A	N/A
<b>Maximum Lot Coverage – Impervious Surfaces</b>						
	25%	25%	25%	75%	75%	75%
<b>Height (ft)</b>						
Agricultural buildings	35	35	35	40	40	40
Other Structures	35	35	35	40	40	40

<sup>1</sup> Lot coverage maximums also subject to limitations on impervious surface coverage.

<sup>2</sup> Not applicable within a planned unit development unless private sewer is provided on each individual dwelling lot. An increase of the minimum buildable lot size may be required by the Township if determined to be necessary.

<sup>3</sup> Two-family dwelling width only applies if one parcel or lot.

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<b>Building Setback from Wetlands</b>						
Protected	50	50	50	50	50	50
All Other Wetlands	25	25	25	25	25	25
<b>Sewage Treatment System Setback from Wetlands</b>						
	50	50	50	50	50	50
<b>Setback from Road Right-of-Way or Easement <sup>4</sup></b>						
Federal Road	50	50	50	50	50	50
State Road	50	50	50	50	50	50
County Road – Urban	-	-	-	-	-	-
County Road – Rural	-	-	-	-	-	-
Township Road	32	32	32	32	32	32
Cartway, Alley, Avenue, Private accesses serving more than two parcels and other roads	32	32	32	32	32	32
<b>Setback from Public Road Centerline <sup>5</sup></b>						
Federal Road	-	-	-	-	-	-
State Road	-	-	-	-	-	-
County Road – Urban	75	75	75	75	75	75
County Road – Rural	100	100	100	100	100	100
Township Road	65	65	65	65	65	65
Cartway, Alley, Avenue, Private accesses serving more than two parcels and other roads	48	48	48	48	48	48

<sup>4</sup> The most restrictive of the right-of-way/centerline setback shall apply, unless centerline setback does not apply as per footnote 5.

<sup>5</sup> Center Line setback shall not apply in cases where the adjacent road is in a platted right-of-way of at least sixty-six (66) feet in width and the right-of-way has not been identified in official government documents for future expansion beyond a sixty-six (66) foot right-of-way. If any portion of an existing road is located outside of a right-of-way, regardless of the width of the right-of-way, the right-of-way setback shall apply as measured from the edge of the traveled road surface or the actual right-of-way, whichever is more restrictive.

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<b>Side Yard Setback</b> (If an attached two family home is constructed on two contiguous conforming lots, a zero (0) lot line setback is permitted between the two lots for the dwelling structure and driveway.)						
Lot existence prior to August 9, 1966	10 ft (5 ft to eaves)	10 ft (5 ft to eaves)	6 ft (3 ft to eaves)	10 ft (5 ft to eaves)	10 ft (5 ft to eaves)	10 ft (5 ft to eaves)
Lot existence on or after August 9, 1966	10 ft (5 ft to eaves)	10 ft (5 ft to eaves)	10 ft (5 ft to eaves)	10 ft (5 ft to eaves)	10 ft (5 ft to eaves)	10 ft (5 ft to eaves)
<b>Rear Yard Setback</b>						
Dwellings	25	25	25	25	25	25
Commercial/Industrial bldgs	-	-	-	25	25	25
Livestock bldgs	100	-	-	-	-	-
Ag/Accessory bldgs	10	10	10	10	10	10

**FENCES**

Fences may be placed on the property line in any residential district (RCR, RR, UR, RS) if they are maintenance free or can be maintained from within the perimeter, and; two (2) feet from the property line if they are maintained outside of the perimeter or are not maintenance free. All such fences are to have a height of no greater than six (6) feet from the original ground to the highest point unless utilized for livestock containment.

- Fences must meet the same setback to lakes and rivers as other structures

**SEPTIC SYSTEM REQUIREMENTS**

- Permits are required for the installation or repair of all septic systems in Alexandria Township. A design for the installation/repair must be submitted from a state licensed sewer designer. Permits are valid for 12 months from the date of purchase.
- An ISTS compliance inspection is required upon any of the following:
  1. The application for any land use permit (except when there are no buildings on the property used for human habitation and do not contain plumbing of any sort);
  2. The sale or transfer of any property;
  3. (*Shoreland areas only*): The application for a land use permit, shoreland alteration permit, conditional use permit or any other permit.
- ISTS compliance inspections (for existing systems) can be performed by any private state licensed ISTS inspector. Inspections must be completed on forms provided by Alexandria Township.
 

*Exceptions:* If the system on the property was installed new within the last five years OR inspected within the last three years and found compliant, a compliance inspection is not necessary (unless the system becomes an imminent public health threat within that time).
- Inspections of new systems (or repairs to existing systems) are required at the time of install (before the system is backfilled and covered). The Township contracts with Douglas County Land & Resource for these inspections. Contact L&R at 320-762-3863 to schedule your inspection.

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