



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

Phone: 320-759-5300

www.alexandriatownship.org

MINIMUM LOT AREA AND SETBACK REQUIREMENTS

SHORELAND ZONING DISTRICTS

(Current as of July 2007)

The following table establishes the set of dimensional standards that shall be applied within the shoreland areas of Alexandria Township (1000 feet from a lake and 300 feet from a river). These standards shall be interpreted as the minimum requirements for each district (see separate informational sheet for dimensional standards within non-Shoreland districts).

	Residential Shoreline (RS)			
	Gen. Dev. (GDS)	Rec. Dev. (RDS)	Nat. Env. (NES) A-3	River – Tributary
Lot Size – Unsewered Areas (sq ft unless noted)				
Riparian Lots	20,000	40,000	90,000	30,000
Non-Riparian Lots	40,000	40,000	90,000	40,000
Minimum Buildable Area – Unsewered Areas (sq ft unless noted)				
Riparian Lots	7,400	17,400	17,400	17,400
Non-Riparian Lots	17,400	17,400	17,400	17,400
Lot Size – Sewered Areas (sq ft unless noted)				
Riparian Lots	20,000	40,000	70,000	30,000
Non-Riparian Lots	20,000	40,000	70,000	40,000
Minimum Buildable Area – Sewered Areas (sq ft unless noted)				
Riparian Lots	7,400	7,400	7,400	7,400
Non-Riparian Lots	7,400	7,400	7,400	7,400
Lot Width – Single Family				
Unsewered – Riparian	100	150	300	100
Unsewered - Non-Riparian	150	150	300	100
Sewered	100	150	300	100
Lot Depth – Single Family (ft)	150	150	150	150
Maximum Lot Coverage – Impervious Surfaces	25%	25%	20%	20%
Height (ft)				
Agricultural buildings	25	25	25	25
Other Structures	25	25	25	25
Setback from Road Right-of-Way or Easement				
Federal Road	50	50	50	50
State Road	50	50	50	50
County Road – Urban	-	-	-	-
County Road – Rural	-	-	-	-
Township Road	32	32	32	32
Cartway, Alley, Avenue, Private accesses serving more than two parcels and other roads	32	32	32	32

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	Gen. Dev. (GDS)	Rec. Dev. (RDS)	Nat. Env. (NES) A-3	River – Tributary
Setback from Public Road Centerline¹				
Federal Road	-	-	-	-
State Road	-	-	-	-
County Road – Urban	75	75	75	75
County Road – Rural	100	100	100	100
Township Road	65	65	65	65
Cartway, Alley, Avenue, Private accesses serving more than two parcels and other roads	48	48	48	48
Side Yard Setback				
Lot existence prior to August 9, 1966	6 ft (3 ft to eaves)	6 ft (3 ft to eaves)	6 ft (3 ft to eaves)	6 ft (3 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)
Rear Yard Setback				
Dwellings	25	25	25	25
Commercial/Industrial buildings	25	25	25	25
Livestock buildings	-	-	-	-
Ag/Accessory buildings	10	10	10	10
Lake and River Setback – Buildings/Structures				
Lake sewered prior to Jan 2001 ²	50	75	150	50
Lake sewered on or after Jan 2001 ²	75	100	150	50
Unsewered	75	100	150	100
Lake and River Setback – ISTS System	75	75	150	75
Building Setback from Wetlands				
Protected	50	50	50	50
All Other Wetlands	25	25	50	25
Sewage Treatment System Setback from Wetlands	50	50	50	50
Structure Setback from Bluff (feet)	30	30	30	30

¹ 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.

² Lakes Burgen, Geneva, Le Homme Dieu and Victoria were sewered prior to Jan 2001. No lakes have been sewered as of Jan 2007 and thus all other lakes are currently unsewered.

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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;
 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.

<u>Lake Classifications</u>					
General Development (GDS)		Recreational Development (RDS)		Natural Environment (NES)	
<u>Lake ID</u>	<u>Name</u>	<u>Lake ID</u>	<u>Name</u>	<u>Lake ID</u>	<u>Name</u>
21-52	Geneva	21-49	Burgen	21-039	---- (Hudson Twp)
21-54	Victoria	21-55	Jessie		
21-56	LeHomme Dieu				

<u>Tributary Streams</u>		
Name	From Section	To Section
Unnamed to Lake Victoria	3 (Hwy. 94)	27 (Basin 54 - Victoria)
Unnamed to Lake Victoria	9 (Basin 41)	27 (Basin 54 - Victoria)
Unnamed to Lake Geneva	21 (Basin 54)	21 (Basin 52 - Geneva)
Unnamed to Lake Le Homme Dieu	9 (Basin 52)	9 (Basin 56 – LeHomme Dieu)

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