

City of Afton

QUICK Zoning Reference Guide

BUILDING, ZONING AND DRIVEWAY PERMITS ARE ISSUED BY THE CITY OF AFTON

THIS DOCUMENT IS TO BE USED ONLY AS A QUICK REFERENCE GUIDE TO THE CITY OF AFTON'S ZONING CHAPTER 12 REQUIREMENTS. PLEASE NOTE THERE MAY BE OTHER REQUIREMENTS WHICH MAY TAKE PRECEDENCE. THEREFORE, IT IS IMPORTANT FOR YOU TO REVIEW CHAPTER 12 PRIOR TO SUBMITTING PERMIT APPLICATIONS TO THE CITY FOR APPROVAL.

Contact Person:

Building, Zoning, Driveway Permits: Duane Stensland, Bldg. Inspector 436-6469
Septic System Permits: Chris LeClair, Washington County Public Health 430-6673
Access Permits for County Roads: Carol Hanson, Wash County Public Works 430-4313
Access Permits for State Highways: MN Dept of Transportation 582-1000

Zoning Approvals:

Administrative Permits are required by the City of Afton for all swimming pools, tennis courts and accessory buildings located between the principal building and the street.

Fence, Sign, Grading or Vegetative Cutting Permit Requirements: Contact the Zoning Administrator 436-5090 or the Building Inspector 436-6469.

Septic Upgrades:

Remodeling, structural alterations, additions, decks and basement finishes may require non-conforming septic systems to be upgraded. Septic systems required to be upgraded must be approved and a permit issued by Washington County Public Health prior to issuance of a building permit or acceptance of a development agreement by the City.

Addresses: The City Clerk 436-5090 and the Building Inspector 436-6469 issue new property addresses.

MINIMUM DWELLING SIZE - Main Floor Area: 800 square feet

Minimum Lot Sizes *		Structure Setbacks		Frontage on		Frontage on		Refer to Section
		Side	Rear	City Street **	County Road **	County Road **		
A	1 Dwelling unit/10 acres	50'	50'	105'	C/L	150'	C/L	12-132 (B)
AP	1 Home/40 acres	50'	50'	105'	C/L	150'	C/L	12-132 (B)
RR	5 Acres	50'	50'	105'	C/L	150'	C/L	12-132 (B)
RR	*2 Acres or less	10'	10'	105'	C/L	150'	C/L	12-132 (B)
VHS-R	22,500 sq. ft.	10'	30'	00'	C/L	65'	C/L	12-132 (B)
VHS-C	22,500 sq. ft.	10'	30'	00'	C/L	65'	C/L	12-132 (B)
I-1AB&C	5 Acres	50'	50'	105'	C/L	150'	C/L	12-132 (B)
MS	5 Acres	50'	50'	105'	C/L	150'	C/L	12-132 (B)

* and /or have a lot width of 200 feet or less.

** except 15th, 60th, and 50th west of County Rd 21--then the frontage is 150' to C/L of road.

SUBSTANDARD LOTS OF 5.0 ACRES OR LESS may qualify for a less restrictive sideyard setback (see 12-132 (E)(5) and (E)(6)).

PLEASE REFER TO THE CITY CODE FOR SETBACKS FROM AN 18% SLOPE (See Sec 12-132 (A)(12) and 12-57(J) (1-8)).

- Structures in the St. Croix River Overlay District, must follow the setbacks as specified in the St. Croix River Bluffland/Shoreland Ordinance
- Structures in the Shoreland Overlay District, must follow the setbacks as specified in the Shoreland Management Ordinance.
- Structures in the Floodplain, must follow the setbacks as specified in the Floodplain Regulations

MAXIMUM ACCESSORY BUILDING SIZE: PLEASE REFER TO Sec. 12-187. (Farm site plans not included)

A (10-20 acres)	1 or 2 not to exceed 2,500 sq. ft. total
A (less than 10 acres)	2 not to exceed 2,000 sq. ft. total
AP	same as the A zone
RR (less than 5 acres)	1 not to exceed 1,000 sq. ft. total
RR (5 or more acres)	1 or 2 not to exceed 2,000 sq. ft. total
VHS-R	1 not to exceed 720 sq. ft. total

***Accessory Building Setbacks:** Same as principal structure setbacks. For accessory buildings over 1500 square feet the side & rear setbacks are increased to 100 feet in A, AP and RR.

PARK DEDICATION FEE:

- \$3,806.00 per dwelling on lots created after 3/9/98.
- \$2000 for lots created after 12/15/92 and before 3/9/98.
- \$500 for lots created prior to 12/15/92.
- \$1500 per acre of industrial and commercial land.