

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 AFTON'S CITY CODE, CHAPTER 12, ZONING 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:

Afton City Planner, Claire Stickler, 612-548-3137
Building, Zoning, Driveway Permits: Isaac Stensland, Bldg. Inspector 651-436-7669
Septic System Permits: Septic Inspector, Washington County Public Health 651-430-6673
Access Permits for County Roads: Jennifer Oehler, Wash County Public Works 651-430-4313
Access Permits for State Highways: MN Dept of Transportation 651-582-1000

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 City Planner 612-548-3137 or the Building Inspector 651-436-7669.

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 651-436-6469 and the Building Inspector 651-436-7669 issue new property addresses.

MINIMUM DWELLING SIZE - Main Floor Area: 800 square feet

Minimum Lot Sizes *	Structure Setbacks		Setback From		Setback From		Refer to Section
	Side	Rear	City Street **	County Road **			
A 1 Dwelling unit/10 acres	50'	50'	105'	C/L	150'	C/L	153.051
AP 1 Home/40 acres	50'	50'	105'	C/L	150'	C/L	153.051
RR 5 Acres	50'	50'	105'	C/L	150'	C/L	153.051
RR <5 Acres (substandard lot)	25'	50'	105'	C/L	150'	C/L	153.051
RR *2 Acres or less	10'	50'	105'	C/L	150'	C/L	153.051
VHS-R 22,500 sq. ft.	10'	30'	65'	C/L	65'	C/L	153.051
VHS-C 22,500 sq. ft.	10'	30'	65'	C/L	65'	C/L	153.051
I-1AB&C 5 Acres	50'	50'	105'	C/L	150'	C/L	153.051
MS 5 Acres	50'	50'	105'	C/L	150'	C/L	153.051

* 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** if plat of record prior to March 3, 1970 (see 12-132 E(5) & 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. 153.077. (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 REQUIREMENTS FOR SUBDIVISIONS

The City determines whether the park dedication requirements will be met by dedication of land or a fee. The park dedication fee is calculated as follows:

- 7.5% of the undeveloped value of the land being subdivided, with a maximum fee of \$10,000 per lot and a minimum fee of \$5,000 per lot.