

TOWNSHIP CLERKS

Ashland

Charlott Wilhelm 374-6696

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Frank Wyatt 634-7275

Claremont

Donald Yankowiak 528-2471

Concord

Mike Jones 273-3903

Ellington

Vicki Eipers 676-8236

Hayfield

Karen Johnson 951-9973

Mantorville

Carol Allen 635-5580

Milton

Madge Alberts 254-5545

Ripley

Patricia Simonette 951-0419

Vernon

Wendy Edgar 251-7621

Wasioja

Robert Scherger 374-6476

Westfield

John Fouarge 208-3759



NEW BUILDABLE LOTS IN DODGE COUNTY

ENVIRONMENTAL SERVICES	507-635-6273
SOLID WASTE	507-635-6273
TRANSFER STATION	507-634-7875
ZONING	507-635-6272
SEWAGE TREATMENT	507-635-6272
WATER QUALITY	507-635-6273
FEEDLOTS	507-635-6272

NEW BUILDABLE LOTS IN DODGE COUNTY

REQUIREMENTS FOR NEWLY CREATED PARCELS

*Dodge County
Environmental Services
Zoning Department
721 Main St N, Dept. 123,
Mantorville, MN 55955*



Phone: 507-635-6272

In County Toll Free: 888-600-5169

What is the newly created lot proposed to be used for?

This is the key question that needs to be answered by the property owner prior to creation of a new lot. All land within the unincorporated areas of Dodge County is regulated by Ordinances administered by the Environmental Services Department. The Ordinances are a combination of regulations Dodge County developed over the years and state and/or federal mandates or programs that counties are required to administer. **Prior to the creation of new parcels through surveys or recording of deeds splitting property, check with the Environmental Services Department first to determine:**

1. **If the USE for which the parcel is being created is allowed within the Zoning District in which it is proposed; and**
2. **If proposing a dwelling, the land is available for a new dwelling, as there are limitations on the number of dwellings allowed in the Zoning Districts; and**
3. **If other regulations, physical site restrictions of the property and/or surrounding land uses may impact the proposed USE of the property.**

If the USE is allowed within the District, Check with Environmental Services Zoning staff at (507) 635-6272 to determine what process to follow for permitting..

NEW BUILDABLE LOTS

The creation of a new lot, that does not meet Ordinance requirements is considered to be NON-BUILDABLE. Generally, the minimum requirements are:

1. The new lot must meet the minimum LOT SIZE of the Zoning District in which it is located. Currently, the minimum LOT SIZE is three (3) acres, all of which must be located outside of the road Right-of-Way. However, land included in the new parcel must also be suitable for development to be considered BUILDABLE, which excludes the following:

FLOODPLAIN—New dwellings cannot be placed within any regulatory Floodplain. Areas identified as “Floodplain” should be kept as open space.

WETLAND— Structures cannot be placed within any areas identified as wetland without a wetland permit. Dwellings are prohibited from being located within areas identified as wetland. Please be advised that there are several types of wetland in Minnesota, only three of which contain standing water for any period of time. Activities in wetlands are regulated under federal, state and local law.

STEEP SLOPES— Land disturbing activities, including grading, filling or construction are prohibited on slopes of 18% or more. Dwellings are not permitted on land which has a slope of 12% or greater unless the application for the Zoning Permit is accompanied by an engineer’s report showing adequate footings can be constructed and erosion control is addressed.

The new lot must also be of sufficient size to ensure any PERFORMANCE STANDARDS for the proposed USE of the property will be met.

2. All proposed structures and sewage treatment system areas must meet the minimum SETBACKS OF THE PRIMARY OR OVERLAY DISTRICT.

SETBACK FROM:	Dwelling or Structure	Septic or Pump Tanks	Drainfield
Right of Way	50'	10'	10'
Side Yard	25'	10'	10'
Rear Yard	25'	10'	10'
Dwelling or Structure	NA	10	20'
Septic or Pump Tank	10'	NA	NA
Drainfield	20'	NA	NA
Well	3'	50'	50/100**
OHW*	100'	75'	75'
Bluff*	30'	30'	30'

* Only applies in Shoreland Overlay District. OHW= Ordinary High Water Level

** Well must be cased to a minimum of 50 feet or the drainfield setback increase to 100 feet

3. The new lot must meet the minimum LOT WIDTH of 150 feet at the building setback line.
4. ON-SITE SEWAGE TREATMENT—All newly created lots on which a structure or use is proposed that would require sewage treatment (dwelling, shop, business, etc.) must be able to support **two (2)** Type I Sewage Treatment Systems. *Contact the SSTS Coordinator at 635-6272 for all information pertaining to septic requirements.*
5. ACCESS—All newly created lots must front a public road or provide Ordinance compliant access through a permanent recorded easement.