

## TOWNSHIP CLERKS

### **Ashland**

Charlott Wilhelm 374-6696

### **Canisteo**

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



## LOTS OF RECORD 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

## LOTS OF RECORD IN DODGE COUNTY

## REQUIREMENTS FOR BUILDING ON A LOT OF RECORD

*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 a Lot of Record?

A lot created **prior to March 15th, 1971** is considered a "LOT OF RECORD". A LOT OF RECORD may be a BUILDABLE site even though it does not meet current minimum LOT SIZE requirements of the Dodge County Zoning Ordinance IF it meets certain criteria.

**Prior to the creation of new parcels through surveys or recording of deeds splitting property, check with the Environmental Services Department first to determine how such splits or combinations will affect the Lot of Record.**

**Any split or combination of a LOT OF RECORD after March 15th, 1971, that results in a new lot that does not meet the minimum LOT SIZE of the current Dodge County Zoning Ordinance is a NON-BUILDABLE SITE, regardless of the presence of existing on-site structures.**

Check with Environmental Services Zoning staff to determine :

1. If the proposed USE of the Lot of Record is permitted in the applicable Zoning District, and
2. What process to follow for permitting.

EVEN IF THE USE IS PERMITTED IN THE ZONING DISTRICT, A LOT OF RECORD MUST BE ABLE TO SUSTAIN ITSELF FOR THE INTENDED USE OF THE PROPERTY TO BE CONSIDERED 'BUILDABLE'".

## LOTS OF RECORD

1. The LOT OF RECORD Must meet minimum LOT SIZE of the zoning regulations in place at the time the lot was created. Since March 15th, 1971, the minimum lot size has been three (3) acres. In 1995, the minimum lot size was changed to three (3) acres, all of which must be located outside of the Right of Way. A Lot of Record does not require a variance from LOT SIZE requirements if it was created compliant with the regulations that were in place at the time the lot was created. However, land included must also be suitable for development to be considered BUILDABLE, which excludes the following:

*FLOODPLAIN—New structures 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 any wetland. Please be advised that there are several types of wetland in Minnesota. Activities in wetlands are regulated under federal, state and local law. Please check with Environmental Services to determine if wetlands may be present.*

*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.*

2. The proposed USE of the property must be able to meet any PERFORMANCE STANDARDS required for the USE in the current Dodge County Zoning Ordinance.

3. All proposed structures and sewage treatment system areas must meet the minimum SETBACKS OF THE PRIMARY OR OVERLAY DISTRICT, or obtain the necessary variances prior to construction.

	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

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

4. The lot must meet the minimum LOT WIDTH in place at the time the Lot of Record was created.
5. ON-SITE SEWAGE TREATMENT—All Lots of Record on which a structure or use is proposed that would require sewage treatment (dwelling, shop, business, etc.) must be able to support **one (1)** Type I Sewage Treatment System. *Contact the SSTS Coordinator at 635-6272 for all information pertaining to septic requirements.*
6. ACCESS—All Lots of Record lots must front a public road or provide Ordinance compliant access through a permanent recorded easement.