

GENERAL AGRICULTURAL DISTRICT ZONING REQUIREMENTS

1. Permits are required for ALL buildings.
2. Permits are required for ALL sewage treatment system installations.
3. Setbacks are as follows:
 - Structures must be at least 15 FT. from side property lines.
 - Structures must be at least 15 FT. from the rear property line.
 - Structures must be at least 35-100 FT., depending on the road classification, from the road right-of-way. Contact the Highway Dept. (218-281-3952) for the right-of-way.
4. New lots must be 1.5 acres in size.
5. All new lots must be at least 125 FT. in width and at least 125 FT. in depth.
6. Septic tanks must have at least 1000 gallon capacity.
7. Septic tanks and drain fields must be at least 50' from deep wells* & 100 feet from shallow wells.
8. Septic tanks must be at least 10' from buildings.
9. Drainfields must be at least 20' from buildings.
10. Septic tanks and drain fields must be at least 10' from property lines.
11. Septic tanks and drain fields must be at least 3' above water table.
12. Cesspools, seepage pits, dry wells and leaching pits shall not be installed.
13. A variance is needed if setbacks cannot be met.

NO PERMIT IS REQUIRED for normal maintenance and repairs to structures. Normal maintenance and repair includes siding, shingling, installation of storm windows, painting, repairs to plumbing and electrical systems, insulation, installation of appliances such as heating or air conditioning units and water heaters. **PERMITS ARE REQUIRED FOR ANYTHING ELSE.**

SEPTIC SYSTEM: All septic systems must be evaluated, designed, and inspected by a licensed septic system professional. Current state codes are enforced. Permits are required for drainfield work.

BUILDABLE LAND: Engineers can check if the ground is buildable. See listing in telephone book.

SHORELAND DISTRICT: Property within 1000 feet of a lake or within 300 feet of a river is in the Shoreland District and must follow the Shoreland regulations.

FLOODPLAIN PERMITS: If property is in FP, all new construction (including basements) must be built at least 1.5 feet above the Base Flood Elevation (100-year floodplain elevation).

GENERAL AGRICULTURAL DISTRICT ZONING REQUIREMENTS - ACCESSORY STRUCTURES

The following accessory structures are permitted within the agriculture district:

1. One garage for the storage of passenger vehicles.
2. Agricultural accessory structures for agricultural uses.

For non-agricultural uses on parcels of 2 acres or less:

3. Accessory structures alone or combined which do not exceed 1,200 sq. ft.

For non-agricultural uses on parcels larger than 2 acres up to and including 5 acres:

4. Accessory structures alone or combined which do not exceed 2500 sq. ft.

For non-agricultural uses on parcels larger than 5 acres and up to 10 acres:

5. Accessory structures alone or combined which do not exceed 4000 sq. ft.

****All structures must meet setback and use requirements as established in the Polk County Zoning Ordinance, 13.8000.**

- Side yard setback distances for structures is 15 ft.
- Rear yard setback distances for structures is 15 ft.
- Front yard setback distances for structures depends upon the classification of the road and right of way width.

*Deep wells are those with 50 feet or more of casing.

****A CONDITIONAL USE PERMIT is required for all non-agricultural structures in excess of the above requirements.**