



Legend

- Township Boundary
- Lakes
- Rivers

Zoning

- Rural Residential - Agriculture
- Rural Residential - I
- Rural Residential - II
- Rural Transit Center
- Natural Resource Preservation
- Carlos Avery Overlay District
- Sunrise River Overlay District

Official Zoning Map

Lent Township, MN

Updated December 2020



Lent Township Land Use Regulations

Section 5.12 Dimensional Standards

	<u>Zoning District</u>				
	<u>RR-A</u>	<u>RR-II</u>	<u>RR-I</u>	<u>UG</u>	<u>RTC</u>
Maximum Density	8 lots per 40 acres	20 lots per 40 acres	40 lots per 40 acres (single family) 20 lots per 40 acres (two family)	16 lots per 40 acres (on-site sewer) 40 lots per 40 acres (city sewer)	8 lots per 40 acres
Minimum Buildable Area	1 acre (single-family)	1 acre (single-family) 2 acres (two-family)	1 acre (single-family) 2 acres (two-family)	1 acre (on-site sewer) 20,000 square feet (city sewer)	1 acre
Minimum Lot Area ¹	5 acres	2 acres	1 acre	2 ½ acres (on-site sewer) 1 acre (city sewer)	5 acres
Minimum Lot Width ¹	300 feet	200 Feet	200 Feet	200 feet (on-site sewer) 100 feet (city sewer)	200 feet
Minimum Lot Depth ¹	300 feet	200 feet	200 feet	200 feet (on-site sewer) 150 feet (city sewer)	200 feet
Minimum Setback from Centerline of:					
County (CSAH) Road	135 feet	135 feet	135 feet	135 feet	135 feet
Township Road	73 feet	73 feet	73 feet	73 feet	73 feet
City Street or Private Road	63 feet	63 feet	63 feet	63 feet	63 feet
Minimum Side Yard Setback (Principal Structure)	40 feet	20 feet	20 feet	10 feet	10 feet
Minimum Rear Yard Setback	50 feet	25 feet	25 feet	25 feet	25 feet
Maximum Height of Structures	35 feet	35 feet	35 feet	35 feet	35 feet
Accessory Structures (Non-Ag Bldg.)					
Side and Rear Yard Setback	20', or 2 x the height of the sidewall of the structure, whichever is greater	20', or 2 x the height of the sidewall of the structure, whichever is greater	10'	10'	10'
Maximum Height	35'	Not to exceed the height of the principal structure	Not to exceed the height of the principal structure	Not to exceed the height of the principal structure	Not to exceed the height of the principal structure
Accessory Structures – Ag Building					
Side Yard	40'	40'	NP**	NP**	40'

**Agricultural Buildings are not permitted in the urban growth district or RR-I per the County regulations.