

## 5 Density and Lot Requirements

### 5.1 General

This section regulates the development of land located in the "A-1", "SFE", and "C", Conservancy Districts. This chapter does not apply to land located in the Shoreland Overlay District and Lower St. Croix River Bluffland and Shoreland Management District. The development of land within these districts shall be determined in accordance with Shoreland Management Regulations and Lower St. Croix River Bluffland and Shoreland Management Regulations of Washington County Regulations, which are hereby adopted by reference.

### 5.2 Density

#### 5.2.1 Density in districts

**5.2.1.1** In the "A-1" District, the density of residential dwelling units shall not exceed one (1) dwelling unit per 40 acres or quarter-quarter section.

**5.2.1.2** In the "SFE" Single Family Estate District, the density of residential dwelling units shall not exceed 16 dwelling units per 40 acres or quarter-quarter section with a minimum lot size of 2.5 acres.

**5.2.1.3** In the "C" Conservancy District, the density of residential dwelling units shall not exceed two (2) dwelling units per forty (40) acres or quarter-quarter section.

**5.2.2 Development agreement.** From and after the effective date of this Ordinance, parcels subdivided shall be restricted by a development agreement specifying that further subdivision of parcels being created is subject to the regulations contained in the West Lakeland Township Zoning Ordinance. The development agreement must be executed by the West Lakeland Township Board and may not be amended without the approval of the West Lakeland Township Board.

**5.2.3 Conveyance of land.** Prior to recording, a conveyance of land which is less than the whole as charged on the tax lists and found to be in violation of this Section will be returned to the applicant and notice by mail of the potential violation will be given to the parties to the conveyance pursuant to Minnesota Statute §394.37.

### 5.3 Lot Requirements

**5.3.1** In the "A-1" Agricultural and "SFE" Single Family Estates Districts, the following lot requirements must be met.

|  |           |
|--|-----------|
| <b>Minimum Lot Size</b>                  |           |
| A-1                                      | 40 Acres  |
| SFE                                      | 2.5 Acres |
| <b>Minimum Frontage on a Public Road</b> |           |
| A-1                                      | 300 feet  |
| SFE                                      | 160 feet  |
| <b>Maximum Lot Coverage</b>              | 25%       |
| <b>Minimum Building Setbacks</b>         |           |
| Front                                    | 50 feet   |
| Side                                     | 25 feet   |
| Rear                                     | 50 feet   |
| <b>Maximum Building Height</b>           | 35 feet   |
| Lot Width                                |           |

5.3.2 The following lot requirements must be met in the "C" Conservancy District.

|   |          |
|---|----------|
| <b>Minimum Lot Size</b>                 | 20 Acres |
| <b>Minimum Frontage on Public Roads</b> | 300 feet |
| <b>Maximum Lot Coverage</b>             | 25%      |
| <b>Minimum Building Setbacks</b>        |          |
| Front                                   | 50 feet  |
| Side                                    | 25 feet  |
| Rear                                    | 50 feet  |
| <b>Maximum Building Height</b>          | 35 feet  |

5.3.3 The following lot requirements must be met in the Neighborhood Commercial/Business District and the Highway Commercial/Business District.

|   |   |
|---|---|
| Minimum Lot Size                                | 5 Acres                                   |
| Minimum Frontage on All Public Roads            | 160 feet                                  |
| Maximum Impervious Surface                      | 40%                                       |
| <b>Minimum Building Setback</b>                 |   |
| Front   | 40 feet                                   |
| Side  | 20 feet                                   |
| Side Adjacent to Residential Development        | 100 feet                                  |
| Rear  | 100 feet                                  |
| Maximum Building Height                         | 35 feet or 2 stories<br>Whichever is less |
| All roofs must be pitched not less than 4 in 12 |   |