



Conditional Use Permit Application

Request for a Public Hearing

Dodge County Planning Office
22 6th St East, Dept 123
Mantorville MN 55955
Phone 507-635-6272
www.co.dodge.mn.us

Application Fee \$ 500.00

Recorder Fee \$ 46.00

Date Received _____

Received By _____

Applicant: _____ Phone: _____

Address: _____ City, State, Zip: _____

Property Owner: _____ Phone: _____

Address: _____ City, State, Zip: _____

Property Address: _____ City, State, Zip: _____

Parcel I.D. Number _____ Township _____ Section _____

Legal Description _____ # of acres _____

To establish a non-farm dwelling in the Agricultural District. To split # of acres _____ From _____

To establish an additional non-farm dwelling in the Agricultural District. # of acres _____ that meet the criteria for "as needed" with a sunset clause. Relationship _____

To establish an additional farm dwelling in the Agricultural District. # of acres _____ (The occupants are active in the daily farming operation.) Relationship _____

Other: _____

Additional information requirements for a Conditional Use Permit:

1. A detailed description of request.

2. Reason for request. _____

3. A map or aerial photo indicating property lines, dimensions of the dwelling, showing all existing homes, feedlots within one thousand (1000) feet, driveway access, septic system location, well location, rivers, and wetlands;

4. A signed Standard Ag Covenant. (Section 8 of the Dodge County Zoning Ordinance).

Criteria to apply to Conditional Use Permit applications:

- a. the establishment, maintenance or operation will not be detrimental to or endanger the public health, safety, or general welfare and is not contrary to established standards, regulations or ordinances of other governmental agencies;
- b. that each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the County and the use district wherein proposed;
- c. that the use will not be substantially injurious to the permitted uses nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the area;
- d. that the establishment of the use will not impede the orderly and normal development and improvement of the surrounding property for uses permitted in the Zoning District;
- e. that adequate water supply and sewage disposal facilities are provided and in accordance with State Health Department and the County Sanitary ordinance;
- f. that adequate access roads, on-site parking, on-site loading and unloading berths and drainage have been or will be provided;
- g. that adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion on public roads;
- h. that the use will conform to all applicable regulations of the district wherein proposed;
- i. any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity to the terms of such permit

Property Owner's Signature

Date

Applicant's Signature

Date

Signature of this application authorizes Planning & Zoning Staff to enter the property to perform needed inspections.

For Office Use Only

Date Rcvd _____ 15 day _____ 60 day _____ 120 day _____

804. Performance Standards

1. Setback From Feedlot Amended 6/9/09
 - a. All new dwellings (except dwelling of feedlot owner or operator), cemeteries, golf courses, churches, campgrounds, public buildings, public assembly areas, licensed daycare facility and any facility with public water supply well shall be setback one thousand feet (1000') from an existing registered animal feedlot of 30 animals units or more.

2. Lot Area Requirements
 - a. lot area required shall be a minimum of three (3) acres, exclusive of road right-of-way;
 - b. an increase in the minimum lot size shall be required if it is determined that additional area is needed to meet the Dodge County Septic & Wastewater Treatment Ordinance requirements or any other applicable regulations of the County.

3. Lot Width Requirements
 - a. every lot shall have a minimum lot width of 150 at the building setback line;

4. Height Requirements
 - a. agricultural structures are exempt from height limitations unless they are located within an airport zone;
 - b. non-agricultural structures shall not exceed a height of thirty five (35) feet.

5. Front Yard Requirements
 - a. there shall be a front yard setback of not less than 50 feet from the right of way line;
 - b. in the instance of a corner lot, there shall be two (2) front yard requirements along the street sides.

6. Side Yard Requirements
 - a. there shall be a minimum building setback of 25 feet from the side yard property line, with the following exception;
 - b. for all non-farm residential uses, a minimum building setback of 25 feet shall be maintained from the side yard property line.

- c. For all new wells, a minimum of 50' shall be maintained from the side yard property line.
7. Rear Yard Requirements
- a. there shall be a minimum building setback of 50 feet from the rear yard property line, with the following exception;
 - b. for all non-farm residential uses, a minimum building setback of 25 feet shall be maintained from the rear yard property line.
 - c. For all new wells, a minimum of 50' shall be maintained from the rear yard property line.
8. Tree and/or Shrub Planting Regulations
- a. deciduous and coniferous trees that reach a mature height of twenty five (25') feet or more shall be setback a minimum of twenty five (25') feet from road rights-of-way and all property lines;
 - b. all other trees and shrubs shall be setback a minimum of fifteen (15') feet from road rights-of-way and all property lines.
9. Access Drive Regulations
- a. access drives, if providing access to lots not fronting a public road, shall be thirty three (33') feet in width;
 - b. access drives, serving two or three residences, shall:
 - i. be sixty six (66') feet in width;
 - ii. provide a twenty four (24') foot driving surface;
 - iii. provide an adequate turnaround area for emergency and public service vehicles; and
 - iv. provide a graveled or better driving surface.
 - c. maintenance of access drives shall be the responsibility of the home owner(s) for which the access road is built to serve;
 - d. access drives shall not serve more than three residences;
 - e. see section 1604 for additional requirements.