

5 Density and Lot Requirements

5.1 General

This section regulates the development of land located in the "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 "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.

5.2.1.2 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 "SFE" Single Family Estates District, the following lot requirements must be met.

Minimum Lot Size	2.5 Acres
Minimum Frontage on a Public Road	160 feet
Maximum Lot Coverage	25%
Minimum Building Setbacks	
Front	50 feet
Side	25 feet
Rear	50 feet
Maximum Building Height	35 feet

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

Minimum Lot Size	20 Acres
Minimum Frontage on Public Roads	300 feet
Maximum Lot Coverage	25%
Minimum Building Setbacks	
Front	50 feet
Side	25 feet
Rear	50 feet
Maximum Building Height	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%
Minimum Building Setback	
Front	40 feet
Side	20 feet
Side Adjacent to Residential Development	100 feet
Rear	100 feet
Maximum Building Height	35 feet or 2 stories Whichever is less
All roofs must be pitched not less than 4 in 12	