

## **Sibley County Zoning and Setback Requirements**

### **A-General Agricultural District**

---

- Minimum lot size – 40 acres
- Minimum front yard setback – 125 from the center of any public road
- Minimum side yard setback – 20 feet from property line
- Minimum rear yard setback – 40 feet from property line
- Minimum septic system – 25 feet from property line

### **C-Conservation Agricultural District**

---

- Minimum lot size – 5 acres
- Minimum front yard setback – 125 from center of any public road
- Minimum side yard setback – 20 feet
- Minimum rear yard setback – 40 feet
- Minimum septic system - 25 feet from property line

### **R-Suburban Residence District**

---

- Minimum lot size – 2 acres
- Minimum front yard setback – 25 from right-of-way on interior roads, 125 feet from the center of any public road
- Minimum side yard setback – 10 feet from property line
- Minimum rear yard setback – 40 feet from property line
- Minimum septic system – 25 feet from property line, except 10 feet in plats with designated treatment areas of Subdivisions

### **S-1 Special Protection Shorelands District**

---

- Minimum lot size – 40 acres
- Minimum front yard setback – 125 from the center of any public road
- Minimum side yard setback – 20 feet from property line
- Minimum rear yard setback – 40 feet from property line
- Minimum sewage setback – 25 from property line, 150 feet from lakes (Ordinary High Water Mark)
- Minimum setback for structures – 200 feet from lakes (Ordinary High Water Mark)

### **S-2 Residential Recreation Shoreland District**

---

- Minimum lot size – 5 acres
- Minimum front yard setback – 125 feet from the center of any public road
- Minimum side yard setback – 20 feet from property line
- Minimum rear yard setback – 40 feet from property line
- Minimum sewage system – 25 feet from property line, 100 feet from ditches, rivers, watersheds, tributaries (Ordinary High Water Mark)
- Minimum setback for structures – 150 feet from ditches, rivers, watersheds, tributaries (Ordinary High Water Mark)

**NOTE: Additional Structure Setbacks.** The following additional structure setbacks apply, regardless of the classification of the waterbody:

<b>Setback from:</b>	<b>Setback (in feet)</b>
Top of bluff	50
Unplatted cemetery	50
Centerline of federal, state, or county highways	130
Right-of-Way of minor streets in residential subdivision	40

**Bluff Impact Zones.** Structures and accessory facilities, except stairways and landings must not be placed within bluff impact zones.

### **B-Highway Service Business District**

---

- Minimum lot size – 2 acres
- Minimum front yard setback – 125 from center of any public road
- Minimum side yard setback – 15 feet from property line; no building shall be located within 30 feet of any side lot line abutting a lot in any district other than business or industrial
- Minimum rear yard setback – 40 feet from property lines
- Minimum sewage setback – 25 feet from property lines
- Maximum building height permitted– 35 feet

### **I-Industry District**

---

- Minimum lot size – 2 acres
- Minimum front yard setback – 125 from center of any public road
- Minimum side yard setback – 15 feet from property line, no building shall be located within 30 feet of any side lot line abutting a district other than business or industrial
- Minimum rear yard setback – 40 feet from property lines, 100 feet of any lot line abutting a district other than business or industrial.
- Maximum building height permitted – 35 feet

- 
- ✓ **All new houses and feedlot expansions must meet animal feedlot setbacks. See “Feedlot” section.**
  - ✓ **Any soil disturbance in filling, grading or excavating over an acre requires a stormwater permit from MPCA.**
  - ✓ **All structures placed or erected on property need Land Use Permit or Setback Certificate. All new or replaced septic systems need a Septic Permit.**
  - ✓ **If your property is in Faxon, Jessenland, Kelso and Green Isle Townships, check with their administrators on their separate setbacks and rules.**