

MINIMUM LOT AREA, DRIVEWAY WIDTHS, AND SETBACKS FOR ZONING DISTRICTS IN ST. CROIX COUNTY

NOTE: *Platted setbacks on recorded maps supercede this setback chart.*

ZONING DISTRICT	LOT AREA	SIDE YARD SETBACK	REAR YARD SETBACK	DRIVEWAY WIDTH	STRUCTURE HEIGHT
Residential (Res.)	1 acre	Principle Structure – 10 feet Accessory structure – 5 feet Accessory structure - 10 feet separation distance to any other structure	Principle Structure – 25 feet Accessory structure – 5 feet Accessory structure - 10 feet separation distance to any other structure	24 feet maximum	35 feet Accessory structure – 20 feet See exceptions
Agricultural (Ag.)	35 Acres	Same as Residential	Same as Residential	24 feet	Same as Residential
Agricultural Two (Ag. II)	20 acres	Same as Residential	Same as Residential	24 feet	Same as Residential
Agricultural-Residential (Ag. Res.)	2 acres average (1.5 min)	Same as Residential	Same as Residential	24 feet	Same as Residential
Conservancy (Con.)	(Contact Planning & Zoning Department for standards.)				
Restricted Commercial (Res. Com.)	No minimum lot area	10 feet	20 feet	35 feet	35 feet
Commercial (Comm.)	*	*	*	35 feet	35 feet
Industrial (Ind.)	*	*	*	35 feet	35 feet

Consult with Planning & Zoning for Conservation Design.

* To be determined by the Board of Adjustment at public hearing.

EXCEPTIONS: Consult with Planning & Zoning staff regarding exceptions to structure height. Ag buildings containing livestock or poultry shall be set back 100 feet of any residential boundary.

OVERLAY ZONING DISTRICT	LOT AREA	YARD SETBACK	WATER & BLUFF SETBACK	STRUCTURE HEIGHT
Shoreland	2 acres	Same as Ag.	75 feet from O.H.W.M.	35 feet
St. Croix River Valley District – Rural Residential Management Zone	2 acres	25 feet from all property lines	200 feet from the O.H.W.M 100 feet from bluffline **	35 feet – Structure height in the riverway district is determined by measuring from the lowest floor with exterior access or the lowest exposed foundation point (whichever is lower) to the highest point of the roof.
St. Croix River Valley District – Conservation Management Zone	2 acres	25 feet from all property lines	200 feet from the O.H.W.M. 200 feet from bluffline **	25 feet – Structure height in the riverway district is determined by measuring from the lowest floor with exterior access or the lowest exposed foundation point (whichever is lower) to the highest point of the roof.

** May be reduced to 40 feet from bluffline if criteria in 17.36 G.5.2)a) can be met.

SANITARY SETBACK STANDARDS

	Dispersal Component (drainfield)	Treatment Tank or Holding Tank Component (septic tank)
Building	10 feet	5 feet
Property Line	5 feet	2 feet
Swimming Pool	15 feet	none
OHWL of Navigable Waters	50 feet	10 feet
Water Service and Private Water Main	10 feet	10 feet
Well (refer to chs. NR 811 & 812 for further clarification)	50 feet	25 feet

* Vents shall terminate at least 10 feet from an air intake.

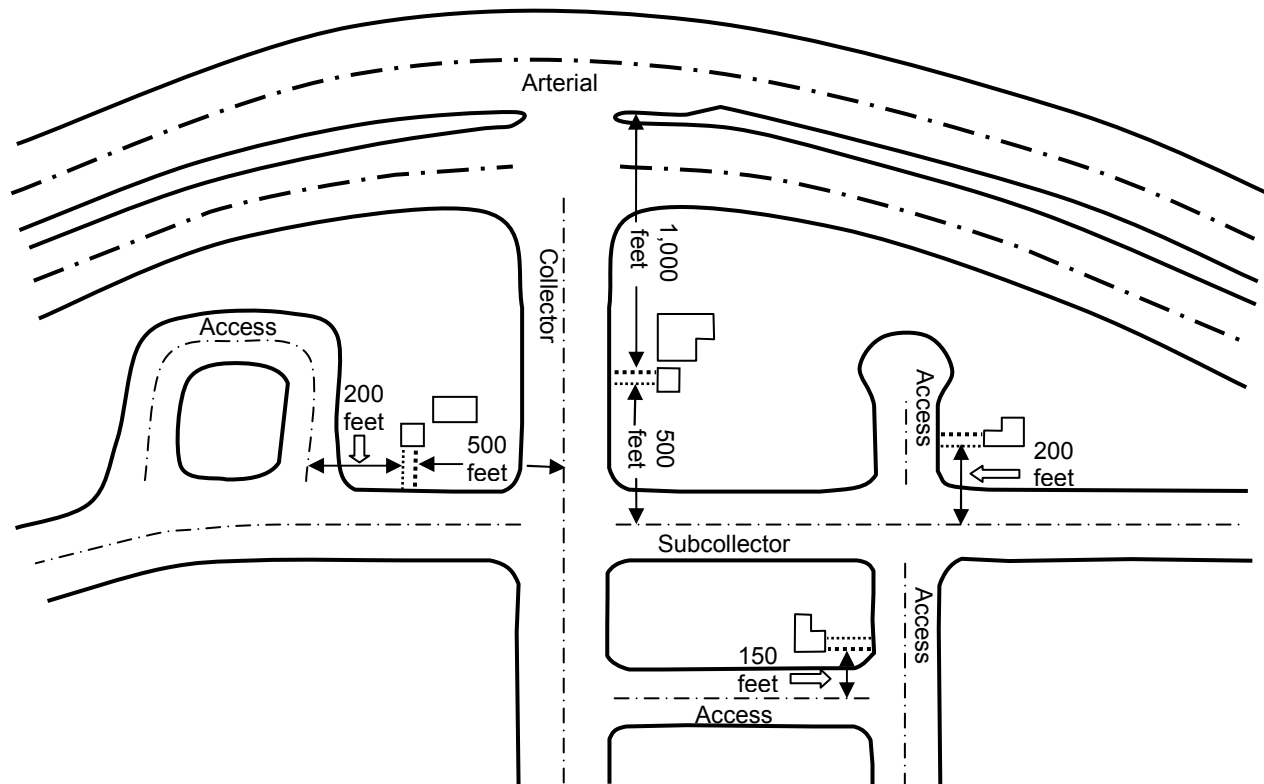
ROAD SETBACKS AND DRIVEWAY SEPARATION STANDARDS IN ST. CROIX COUNTY

Functional Classification	Access Authority	Setback from Right-of-Way
Freeways & Expressways	State D.O.T.	50 feet
Principal and Minor Arterials	State D.O.T. or County	50 feet
Major and Minor Collectors	State D.O.T., County or Town	50 feet
Subcollectors	Town or County	50 feet
Access Roads	Town	50 feet
One-Way Access Roads	Town	50 feet
Permanent Cul-de-sacs	Town	50 feet
Loop Roads	Town	50 feet
Access, One-Way, Cul-de-sacs and Loop Roads in Conservation Design Development	Town	35 feet

DRIVEWAY SEPARATION FROM INTERSECTING HIGHWAYS AND ROADS

Functional Classification of Intersecting Road or Highway	Minimum Distance from Centerline for Driveways on the Following Highways or Roads:				
	Freeways & Expressways	Principal & Minor Arterials	Major & Minor Collectors	Subcollector	All Access Roads
Freeways, Expressways & Ramp Termini	No Access Allowed	1000 feet	1000 feet	1000 feet	1000 feet
Principal & Minor Arterials	No Access Allowed	500 feet	500 feet	500 feet	500 feet
Major & Minor Collectors	No Access Allowed	500 feet	500 feet	500 feet	200 feet
Subcollectors	No Access Allowed	500 feet	500 feet	200 feet	200 feet
Access Roads	No Access Allowed	500 feet	500 feet	200 feet	150 feet
Subcollectors or Access Roads within Conservation Design Development	No Access Allowed	500 feet	500 feet	200 feet	50 feet

Driveway Separation from Intersecting Highways and Roads Diagram Not To Scale



DRIVEWAY ACCESS SEPARATION REQUIREMENTS

FUNCTIONAL CLASSIFICATION	MINIMUM DISTANCE BETWEEN DRIVEWAYS, MEASURED FROM CENTERLINE TO CENTERLINE
Freeways & Expressways	N/A No Direct Private Access
Principal & Minor Arterials	N/A Very Limited Private Access
Major & Minor Collectors	500 feet Very Limited Private Access
Subcollectors	200 feet Limited Private Access
Subcollectors within Conservation Design Development	50 feet Limited Private Access
MINIMUM DISTANCE BETWEEN DRIVEWAYS, MEASURED FROM THE EDGE OF THE SURFACE MAT TO THE LOT LINE	
Two-Way Access Roads	10 feet
One-Way Access Roads	10 feet
Bulb of a Cul-de-sac	5 feet
Curve of a Loop Road	5 feet

HEIGHT (Except in St. Croix River Valley District)

The vertical distance is measured to the highest point of the roof for flat roofs; from the base of the building to the average height between eaves and the ridge for hip, gable, and gambrel roofs; and to the deck line of mansard roofs.

