

MINIMUM SETBACK REQUIREMENTS FOR MORRISON COUNTY

Morrison County Land Services Office – 213 1st Ave SE, Little Falls, MN 56345

(320) 632-0170 www.co.morrison.mn.us (320) 632-0174 fax

- ✓ Structure roof eaves must meet all setbacks.
- ✓ All structures and septic systems placed or erected on property in Morrison County require a Land-Use Permit.
- ✓ All grade & fill, rip rap, stairs, etc. in shoreland zoning require a permit.
- ✓ New houses and/or attached garages must meet animal feedlot setbacks.

AGRICULTURE (AG) - Min. Lot Size = 1 Acre / 150' Width

Side Property Lines	25 Feet
Rear Property Lines	35 Feet
Road Rights-of-Way	40 Feet
Animal Holding Areas (fewer than 50 A.U.) from Property Lines	50 Feet
Feedlots (greater than 50 A.U.)	see Ordinance Sections 1208 & 1209

RESIDENTIAL (R) - Min. Lot Size = 30,000 Sq. Ft. / 120' Width

Side Property Line	10 Feet
Rear Line for Principal Structure	35 Feet
Rear Line for Accessory Structure	10 Feet if ≤ 1,000 sq ft
“ “	35 Feet if > 1,000 sq ft (max. 3,000 sq ft)
Road Rights-of-Way	30 Feet
Animal Holding Areas (fewer than 50 A.U.) from Property Lines	50 Feet
Maximum Building Height for Principal Structure	35 feet
Maximum Building Height for Accessory Structure	18 feet

RURAL RESIDENTIAL (RR) - Min. Lot Size = 2.5 Acres / 200' Width

Side Property Line	25 Feet
Rear Line for Principal Structure	35 Feet
Rear Line for Accessory Structure	10 Feet if ≤ 18' high / 1,000 sq ft
“ “	35 Feet if > 18' high / 1,000 sq ft
Road Rights-of-Way	30 Feet
Animal Holding Areas (fewer than 50 A.U.) from Property Lines	50 Feet
Maximum Building Height	35 feet (excepting agricultural structures)

SHORELAND (S) - Min. Lot Size: See Morrison County Ordinance Sec. 700 & Mississippi Headwaters Plan

Side Property Line	10 Feet
Rear Property Line (No Lakeshore)	35 Feet
Road Rights-of-Way	40 Feet (State/County) or 30 Feet (Twp)
Top of a Bluff (as determined by a surveyor)	30 Feet
Maximum Principal Structure Height	30 Feet High
Maximum Accessory Structure Height & Size	18 Feet High (12' sidewall) & 1,300 sq ft
(if minimum setbacks to OHWL and sides can be doubled)	25 Feet High & 3,000 sq ft
(if setbacks to OHWL are four times the setback and twice the side setback	25 Feet High & 6,000 sq ft
General Development Lake	75 Feet from OHWL
Recreational Development Lake	100 Feet from OHWL
Natural Environment Lake	150 Feet from OHWL
Mississippi River	150 Feet from OHWL

FEATURE

SEPTIC TANK

ABSORPTION AREA

Sensitive Well (ex. sandpoint)	50'	100'
Non-Sensitive Well (ex. deep)	50'	50'
Buildings	10'	20'
Property Lines / Road Rights-of-Way	10'	10'
OHWL of: General Development Lake	50'	50'
Recreational Development Lake	75'	75'
Natural Environment Lakes	150'	150'
Mississippi River	125'	125'
Forested & Transition Rivers	100'	100'
Agricultural, Urban & Tributary Rivers	75'	75'

Structure Wetland Setbacks

Wetlands

Protected Wetlands

Septic Wetland Setbacks

Wetlands

Protected Wetlands