



STRUCTURE SETBACK REQUIREMENTS AND LIMITS
FOR RURAL RESIDENTIAL & AGRICULTUAL ZONES

	REGULAR SETBACKS (Not involving wetlands or shoreland)	SHORELAND *** (60% of Regular setback)
Front Yard	*50 feet from right-of-way or 85 feet from centerline	30' from right-of-way or 51' from center
Side Yard	**30 feet from lot line	18 feet from side
Rear Yard	*40 feet from lot line	N/A
Lakes, Rivers, Streams	100 ft. from Ordinary High Water level	See Independence Code 505.13
Wetland Buffer	10 ft. from required wetland buffer (see below)	10' from required wetland buffer (see below)

*Except building housing poultry, fowl or animals which may not be located closer than 150' from an existing residential structure on all adjacent property.

** Except detached garages and other accessory building which may be 15' from the side lot line, or 9' from side lot line for shoreland setbacks.

*** Applies to lots that were in existence as of December 1, 1982 – See Independence Code 505.15 for exceptions.

Wetland Management Class - Wetland Buffers*

The City of Independence has two watershed boundaries.

Pioneer-Sarah Creek Watershed District and Minnehaha Creek Watershed District

Preserve	Manage 1	Manage 2	Manage 3
35ft.	25ft.	20ft.	20ft.**

*Management Classes are determined by conducting a wetlands functions and values analysis as detailed in the City of Independence Water Management Plan, Figure 3.3 found on the City's website.

**Minimum wetland buffer is 20' depending on location, project and quality of wetland. See water resources staff for more information.

For a **Pioneer-Sarah Creek Watershed District** Representative contact Becky Wozney at Hakanson Anderson. Email: becky@HAA-inc.com or call: 763-427-5860

There also may be more restrictive buffers if you live within the **Minnehaha Creek Watershed District**, so inquire their staff on those requirements at permitting@minnehahacreek.org or 952-641-4532 for the Regulatory Department.



ACCESSORY STRUCTURE SIZE LIMITS AND SETBACKS

(BASED UPON BUILDABLE UPLAND)

Detached garages and other accessory building which may be 15' from the side lot line, or 9' from side lot line for shoreland setbacks.

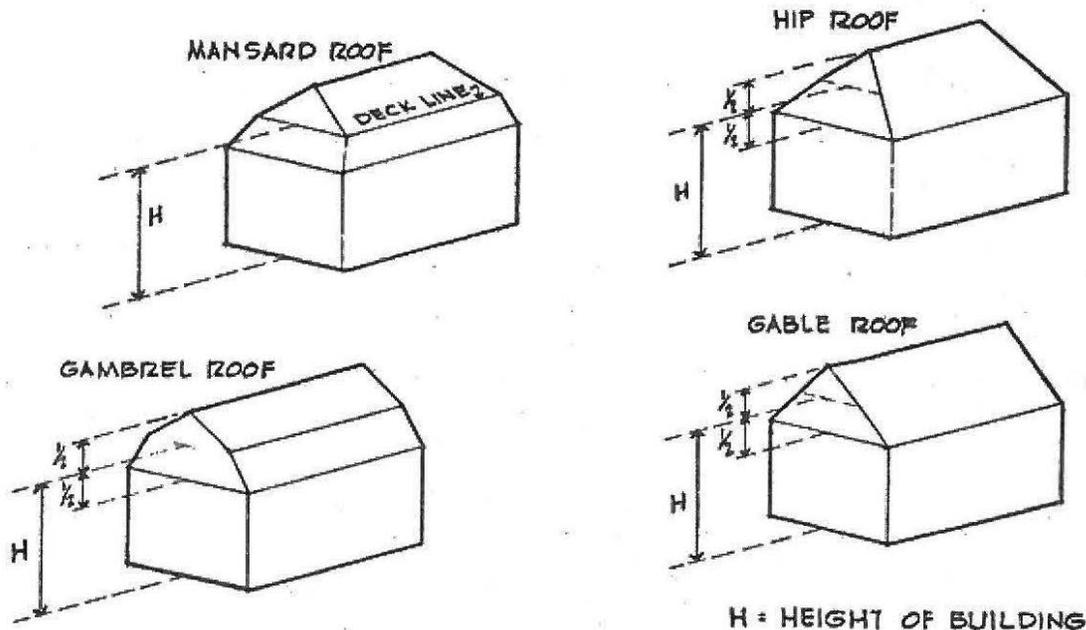
- Lots 2.49 acres or less can have up to 1,850 sq ft or 2% of the buildable land whichever is greater.
- Lots 2.5 acres or greater can build on up to 2% of the buildable land.
- Lots 10 acres or more No Restriction on TOTAL square feet of accessory structures.

Examples

1 Acre = 43,560 sq. ft

Lot Size	Square Footage Allowed
1.0 Acres	1,850 sq. ft
2.5 Acres	2.5 x 43,560 x 2.0% = 2,178 sq. ft
5.0 Acres	5.0 x 43,560 x 2.0% = 4,356 sq. ft

- No INDIVIDUAL accessory structure to exceed 5,000 square feet without Council's approval.
- Total impervious surface area of any lot not to exceed 25%
- Buildable land must be contiguous and not separated by streams, wetlands, slopes in excess of 10% or other physical impediments.
- The height of an accessory structure shall not exceed the height of the principle structure. See City Code Section 510.05, Subd. 10.





SEPTIC AND WELL SETBACKS
SETBACKS FOR SEPTIC, SEWER, & WATER

Well Water Setbacks

Setback Distance

Home	3 ft
Property Lines	15 ft
Swimming Pool	20 ft
Sewage or Holding Tank	50 ft
Soil Treatment or Absorption Area	50 ft

Septic Setbacks

**Setback Sewage Tank
Holding Tank**

**Setback Soil Treatment,
Absorption Area or Privy**

Buried Pipe Distributing Water		
Under Pressure	10 ft	10 ft
Building	10 ft	20 ft
Property Lines	10 ft	10 ft
Wetlands	50 ft	50 ft
Natural Environment Lake		
or Stream	See City Ord. 505	See City Ord. 505
Recreational Development Lake		
or Stream	See City Ord. 505	See City Ord. 505
General Development Lake		
or Stream	See City Ord. 505	See City Ord. 505

For further question, please contact the City Building Official at 763-479-0531