

**CHISAGO COUNTY
STATE OF MINNESOTA ORDINANCE NO. 072121-3**

**AN ORDINANCE AMENDING SECTION 1 GENERAL PROVISIONS OF THE
CHISAGO COUNTY SUBDIVISION ORDINANCE BY REMOVING BUILDABLE
AREA REQUIREMENTS AND ADDING HOME SITE AREA REQUIREMENTS AS
FOLLOWS.**

SECTION 1 - GENERAL PROVISIONS

1.06 Platting Required

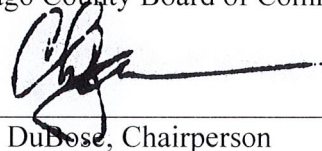
No parcel of land shall be permitted to be conveyed by metes and bounds description after June 1, 1999, except in accordance with the circumstances and provisions described below:

- A. The parcel is a single parcel of residential or agricultural land of not less than 20 acres and having a width of not less than 500 feet in any dimension, and its conveyance does not result in the division of the parcel into two or more lots or parcels, any one of which is less than 20 acres in are or 500 feet in width;
- B. The parcel is created by “minor subdivision” which shall be defined as the separation of a single parcel of land separated from an original parent parcel, when the following circumstances exist:
 - 1. The new parcel is not less than five acres in size, with a minimum width of 300 feet fronting on a public road;
 - 2. The minor subdivision is for the purpose of separating a residence and accessory buildings from the balance of the larger parcel, provided that:
 - a. The residence and buildings existed upon the date of enactment of this ordinance June 1, 1999.)
 - b. The minor subdivision results in no substandard yard and/or structure setback, other substandard dimensional element, or any

new nonconformity;

3. The resulting remainder parcel is not less than 20 acres in size, and/or 500 feet in width;
4. A minimum Home Site Area as prescribed in the Chisago County Zoning Ordinance is identified on the property or demonstrated viable thru the importing of clean fill on the newly created residential parcel;
5. The new parcel is surveyed and legally described by a Minnesota –licensed land surveyor;
6. The certificate of survey and legal description are presented to the Department of Environmental Services for zoning approval;
7. The certificate of survey and legal description are recorded at the office of the Chisago County Recorder.

Passed and approved this 21st day of July 2021, by the Chisago County Board of Commissioners.



Chris DuBose, Chairperson

ATTEST:



Chase Burnham, County Administrator

Published in the _____ this day of _____, 2021.

Drafted by:
Chisago County Environmental Services Department
313 N. Main Street
Center City, MN 55012

Review and approval as to form:

JANET REITER
CHISAGO COUNTY ATTORNEY



By: _____
Jeffrey B. Fuge, Assistant County Attorney

Dated: July 14, 2021