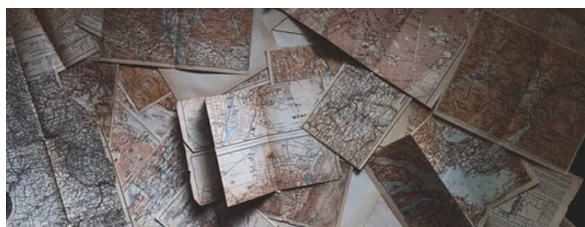




City Of Oronoco

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Our full Code Book is posted on our website and we have a copy to look at in City Hall.

Guide for a Lot Split

This is a general guide to help understand the lot split process

Q: What is the cost of a lot split?

A: Reference the current Oronoco Fee Schedule for pricing

Q: What is the application process?

A: As follows:

- You must first complete an application with the necessary information including; name, address, contact numbers, property address if different from the applicant address, a full legal description of the property, and reasons stating why a lot split is warranted.
- You must also submit a certificate of survey prepared by a registered land surveyor, a plat drawing indicating specific

location of lot markers or lot lines.

- The application fee must also be paid.
- Upon receipt this information will be submitted to the Planning & Zoning for review. They will hold a Public Hearing.
- Planning & Zoning will then submit a recommendation to the Oronoco City Council for their approval or denial.
- If approved, the City Clerk will write a notice of approval to the property owner, record the lot split with the Olmsted County Recorder, and properly address the new parcel (at the property owners cost).

Q: Can I appeal the decision if it is denied?

A: No, City Council's decision will be considered final.

Q: What information is looked at in making the decision?

A: The Council will look at the following considerations:

- Whether the lot split complies with the requirements of the Land Management Ordinance. Such as being able to meet lot size requirements (20,000 square feet), set backs, and adheres to The Future Land Use plan.
- The effect it may have on adjoining property owners.
- If the new lot would have adequate street / driveway access.
- Accommodations for future water & sewer.

Zoning of the property remains the same unless the property owner applies for a Zone Change, which is another application and fee.
