

# Hampton Township

## Buildable Parcel Determination Application

Property owners or prospective buyers should use this application to make a request to the Hampton Township Board to determine if a specific parcel of land within the township is buildable.

A *parcel* is piece of real estate recorded with Dakota County that has been assigned a separate and distinct Parcel ID (PID) number. *Buildable* means that either a single family dwelling already exists on the parcel or the township has determined that it will allow a Single Family Dwelling (home) to be built on the parcel. This means that any parcel that already has a Single Family Dwelling has already been determined to be buildable, and does not require any further deliberation by the township.

All of Hampton Township is zoned as an Agricultural Preservation District, with a Land Use Density of one Single Family Dwelling per 1/4- 1/4 Section (generally 40 acres). This land use density requirement, along with other minimum size, setback and roadway frontage requirements means that there are many parcels in the township that are not buildable.

The township does not allow any type of structure to be built on a parcel that not buildable. This means that if a Single Family Dwelling does not already exist on a parcel or cannot be built on a parcel, then no other type of building (any type of accessory building or agricultural building) can be built on the parcel. Also, the township does not allow more than one Single Family Dwelling to be placed on any parcel.

<b>Applicant Information:</b>				
_____		_____		
Name	Address			
_____	_____	_____	_____	_____
City	State	Zip	Landline Phone	Cell Phone
<b>Parcel Information:</b>				
_____		_____	_____	_____
Address		City	State	Zip
_____		_____	_____	
Parcel ID Number		Property Classification	Total Acres	
Signature of Applicant _____			Date _____	

The application will be considered by the Hampton Township Planning Commission at the next meeting, provided the application is received at least one week prior to the meeting. The applicant should attend this Planning Commission meeting to answer any questions that commission members may have.

The Planning Commission will make a recommendation to the Township Board, which will make a determination based on the recommendation and its own deliberations. The applicant should also attend the Township Board meeting that follows the Planning Commission meeting to answer any questions that board members may have.