

**Dimensional & Design Standards Table**

Use	R-1 single family	R-1, 2 family dwellings, per unit	R-2, single family	R-2, 2 family dwellings, per unit	R-2, 3-6 attached units, per townhouse	R-3, 2 family dwellings, per unit	R-3 3-6 attached units - per townhouse	R-3: 7+ attached units and condominiums (see below for apartment standards) <sup>H</sup>	R -3 detached single family	RR	AG	Public	CBD	B1	BN	I1	I2	Flood plain	Shoreland
Front yard setback- interior in ft - at lot line or ROW	30	30	30	30	30	30	30	30	30	40	50	30	0	15, 50 outside USA	15	20, 50 outside of USA	20, 50 outside of USA	See Division 18	See Division 19
Lot Width - corner - in ft at front set-back line	80	50	80	50	150	50	150	150	50	110	300	NA	25	50, 300 outside of USA	50	100, 300 outside of USA	100, 300 outside of USA		
Lot Width - in ft - at front set-back line	80	50	80	50	150	50	150	150	50	110	300	NA	25	50, 300 outside of USA	50	100, 300 outside of USA	100, 300 outside of USA		
Ditch easement - in ft	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45		
Rear yard setback- interior lot - in ft	30	30	30	30	30	30	30	30	30	30	50	30	0	15, 50 outside USA	15	20, 50 outside of USA	20, 50 outside of USA		
Rear-yard setback corner lot - in ft	15	15	15	15	15	15	15	30	15	15	50	15	0	15, 50 outside USA	15	20, 50 outside of USA	20, 50 outside of USA		
Side set-back- interior lot - in ft	6	6', 0' for attached portion of unit	6	6', 0' for attached portion of unit	6', 0' for attached portion of unit	6', 0' for attached portion of unit	6', 0' for attached portion of unit	10	6	10	50	6	0	10, 0 if attached, 50 outside USA	10	20, 50 outside of USA	20, 50 outside of USA		
Side setback- corner - in ft	30	30	30	20	30	30	20	30	30	30	50	30	0	15, 50 outside USA	15	20, 50 outside of USA	20, 50 outside of USA		
Lot Depth - minimum in ft	100	100	100	100	100	100	100	100	100	300	500	NA	100	100, 300 outside of USA	100	100, 300 outside of USA	100, 300 outside of USA		
Minimum Lot Size - sq ft	12,000	7,500	12,000	6,500	2,000	6,500	2,000	Not more than 35% of the lot shall be covered by all buildings.	6,500	1 acre buildable	10 acres	NA	2,500	5,000 in USA, 10 acres outside USA	5,000	10,000, 10 acres outside of USA	10,000, 10 acres outside of USA		
Maximum base density	1-4 units per acre	1-4 units per acre	1-6 units per acre	1-6 units per acre	1-6 units per acre	6+ units per acre	6+ units per acre	6+ units per acre	6+ units per acre	1 house per buildable acre	1 SF home	NA	NA	NA	NA	NA	NA		
Minimum Principal building size sq ft - main floor, per dwelling <sup>C</sup>	800	800	800	800	800	800	800	800	800	800	800	NA	~	~	~	~	~		
<b>Apartment -Minimum sq ft</b>																			
Efficiency/studio	NA	NA	NA	NA	400	NA	400	400	NA	NA	NA	NA	400	400	NA	NA	NA		
1 bedroom	NA	NA	NA	NA	800	NA	800	650	NA	NA	NA	NA	650	650	NA	NA	NA		
2 bedroom	NA	NA	NA	NA	800	NA	800	750	NA	NA	NA	NA	750	750	NA	NA	NA		
3 bedroom	NA	NA	NA	NA	800	NA	800	850	NA	NA	NA	NA	850	850	NA	NA	NA		
Principal Structure - Min Width <sup>J</sup> - in ft	24	24	24	24	24	24	24	24	24	24	24	NA	NA	NA	~	~	~		

Garage - sq ft	400 <sup>B</sup>	400 <sup>B</sup>	400 <sup>B</sup>	400 <sup>B</sup>	400 <sup>B</sup>	400 <sup>B</sup>	if provided, 200 <sup>E</sup>	~	400	400 <sup>B</sup>	400 <sup>B</sup>	NA	~	~	~	~	~
Wetland natural buffer /structure setback	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Building height - in ft	35 <sup>A</sup>	35 <sup>A</sup>	35 <sup>A</sup>	35 <sup>A</sup>	35 <sup>A</sup>	35 <sup>A</sup>	35 <sup>A</sup>	3 stories or 50' <sup>A</sup>	35 <sup>A</sup>	35 <sup>A</sup>	35 <sup>A</sup>	75 <sup>A</sup>	50 <sup>A</sup>	50 <sup>A</sup>	50 <sup>A</sup>	75 <sup>A</sup>	75 <sup>A</sup>
Impervious surface - maximum	50%	50%	50%	50%	50%	50%	70%	75%	70%	50%	50%	NA	na	90%	90%	90%	90%
Floor elevation (lowest)	3	3	3	3	3	3	3	3	3	3	3	NA	3	3	3	3	3
Floor elevation (lowest) - 100 yr flood - in ft	2	2	2	2	2	2	2	2	2	2	2	NA	2	2	2	2	2
Foundation Requirements	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	NA	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>	Yes <sup>C</sup>
Driveway Surfacing	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	NA	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>	Yes <sup>D</sup>
Landscape Requirements	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	NA	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>	Yes <sup>E</sup>
Sign Requirement	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	NA	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>	Yes <sup>F</sup>
Off-Street Parking Requirements	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	NA	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>	Yes <sup>G</sup>

**All buildings shall comply with State of MN Building Code. Provisions for decks shall be shown on original plans when a sliding glass door, patio door, etc. is installed. Provisions for decks must be shown on original plans when a sliding glass door, patio, door, etc. are to be installed**

- A. Height Exceptions - building height limits shall not apply to belfries, cupolas, domes, spires, monuments, airway beacons, radio towers, flag poles, chimneys or flues; nor to elevators, watertanks, poles, towers and other structures for essential services; nor to similar structures extending above the roof of any building and not occupying more than 25 percent of the area of such roof.
- B. Rear or side yard or attached garage required.
- C. Foundation Requirements -Permanent full perimeter footings; with foundation walls of concrete, concrete block, wood or any other approved material or method. Decks and porches are allowed on pier type footings.
- D. Residential - See Section 66-855. All zoning districts: shall be concrete or bituminous, unless stated otherwise.
- E. See Article 10- Landscaping Requirements; except Ag, see Section 66-390.
- F. See Article 6 - Sign requirements
- G. See Article 7 - Off Street Parking Requirements.
- H. Setbacks measured from outside walls or the edge of private condo spaces including ground level decks and yard spaces.