

SECTION 400. DISTRICT LOT REGULATIONS (Ord No 12-10-2015-2)

It shall be unlawful to erect or alter any building within the City unless the following minimum lot and yard areas are provided and maintained in connection with such building.

401. Minimum Lot Requirements by District

REQUIREMENTS	FDD	R-1	R-2	R-3	C-1	C-2, C-3 & M-1	C-4	I & I-2	P
	Acres	sq ft per dwelling unit			sq. ft				

Lot Area (lots of record before 4/1/08) (corner lot add 10%)

Single Family	20	8,000	11,000	-	-	-	8,000	-	-
Two Family	-	4,000	5,500	-	-	-	4,000	-	-
Townhouse	-	4,000	5,500	5,500	-	-	-	-	-
Multi-Family	-	-	-	3,000	-	-	-	-	-
Mobile Home	10	5,500	5,500	5,500	-	-	-	-	-
Non-residential	-	-	-	-	-	10,000	-	21,000	15,000
PUD	-	8,000	11,000	3,000	-	-	-	-	-

Lot Area (lots of record after 4/1/08) (corner lot add 10%)

Single Family	20	11,000	11,000	-	-	-	11,000	-	-
Two Family	-	5,500	5,500	-	-	-	5,500	-	-
Townhouse	-	5,500	5,500	5,500	-	-	-	-	-
Multi-Family	-	-	-	3,000	-	-	-	-	-
Mobile Home	10	5,500	5,500	5,500	-	-	-	-	-
Non-residential	-	-	-	-	-	10,000	-	21,000	15,000
PUD	-	11,000	11,000	3,000	-	-	-	-	-

FRONTAGE (lots of record before 4/1/08)

Interior Lot	1250'	50'	80'	100'	25'	100'	50'	100'	100'
Corner Lot	1250'	75'	100'	100'	25'	100'	75'	100'	100'

FRONTAGE (lots of record after 4/1/08)

Interior Lot	1250'	80'	80'	100'	25'	100'	80'	100'	100'
Corner Lot	1250'	100'	100'	100'	25'	100'	100'	100'	100'

SETBACKS- HIGHWAYS

State Highways

Apply Principal and Accessory Building Setbacks as Designated by this Section; contact with the Stearns County Highway Department for input is suggested.

County Highways

Apply Principal and Accessory Building Setbacks as Designated by this Section; contact with the Stearns County Highway Department for input is suggested.

Interstate 94

Apply Principal and Accessory Building Setbacks as Designated by this Section; contact with the Stearns County Highway Department for input is suggested.

REQUIREMENTS	FDD	R-1	R-2	R-3	C-1	C-2, C-3 & M-1	C-4	I & I-2	P
	Acres	sq ft per dwelling unit			sq. ft				

Yards

Principal Building

Front Yard	100'	25'	35'	40'	-	25'	25'	25'	25'
Rear Yard	100'	25'	35'	40'	-	25'	25'	25'	25'
*Side Yard									
Sides Combined	200'	12'	12'	20'	-	35'	12'	35'	35'
Minimum	100'	6'	6'	10'	-	15'	6'	15'	15'
Side Corner									
Sides Combined	200'	31'	41'	50'	-	40'	30'	40'	40'
Public Street									
Side Yard	100'	25'	35'	40'	-	25'	20'	25'	25'

Accessory Building

Front Yard	-	25'	35'	40'	-	-	-	-	-
Rear Yard	-	4'	4'	4'	-	-	4'	-	-
Side Yard	-	4'	4'	4'	-	-	4'	-	-
Side Corner	-	25'	35'	40'	-	-	-	-	-

Maximum Structure

Lot Coverage	50%	30%	30%	30%	100%	40%	30%	40%	40%
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Maximum Impervious Surface

Coverage	N/A	N/A	N/A	N/A	N/A	90%	N/A	70%**	N/A
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Maximum Height***	40'	40'	40'	40'	40'	40'	20'	40'	40'
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*Townhouse- Minimum 12' side yard and 0' on party wall line (zero lot line).

**A storm water management plan will be required for impervious surface coverage in excess of 70%.

***Structure heights shall be measured from the average finished front yard ground elevation at the structure to its highest point excluding equip. such as air handlers and HVAC units.

(Ord No. 1990-1-A; 1995-D; 1995-F; 1999-G; 1999-H; 2003-D; 3-20-2008-1; Ord No 1-21-2010)

402. Additional Regulations

- .01 Deleted (*Ord No 1995-D*)
- .02 Where adjacent structures have front and rear setbacks different from those required, the minimum front and rear setbacks shall be the average of such structures, but in no case, except in the C-1 District, shall the front yard setbacks be less than 15 feet and the rear yard setbacks be less than 25 feet.
- .03 A one family dwelling may be erected on a lot in the R Districts having less than the minimum required area and width provided the lot existed by virtue of a recorded plat or deed before September 11, 1981; however, in no event shall a one family dwelling be erected on a lot less than 7,000 square feet in area or less than 50 feet in width.
- .04 Repealed (*Ord No 1990-1-A*)
- .05 Survey Monuments (*Ord No 1-21-2010*)
All building and zoning permit applications for the construction of a new structure, including a pool or fence, or the expansion of an existing structure must be accompanied by a site plan with the appropriate survey monuments shown. The survey monuments must be exposed at the site prior to approval of the building or zoning permit application. This requirement does not apply to accessory buildings containing less than 120 square feet and not resting on a concrete slab.