

GENERAL RESIDENTIAL SETBACK REQUIREMENTS

This document is for informational purposes only and is not intended to address every situation for the permitting & plan review process.

Please read the Zoning Code.

Principal Structures ¹	Setbacks			Lot Area	
	Zoning District	Front ²	Side	Rear	Size
R-11	Avg. or 40'	35'	50'	1 ac.	150'
R-1S	Avg. or 50'	15'*	50'	1 ac.	120'
R-2	Avg. or 35'	15'	40'	15,000 sf.	100'
R-3	Avg. or 30'	10'	30'	10,500 sf.	80'
R-4 (Single-Family)	Avg. or 25'	10'	30'	7,200 sf.	60'
R-4 (Two-Family)	Avg. or 25'	10'	30'	5,000 sf per du	80'
R-5 (Single-Family)	Avg. or 25'	10'	30'	7,200 sf.	60'
R-5 (Two-Family)	Avg. or 25'	10'	30'	5,000 sf per du	80'
R-5 (All Other)	Avg. or 25' ^A	15'	30'	5,000 sf per du	100'
R-6 (Single-Family)	Avg. or 30'	10'	30'	7,200 sf per du	60'
R-6 (Two-Family)	Avg. or 30'	10'	30'	5,000 sf per du	80'
R-6 (All Other)	Avg. or 30'	15'	30'	3,600 sf per du ^C	100'
R-7 (Two-Family)	Avg. or 30' ^B	10'	30'	5,000 sf per du	80'
R-7 (All Other)	Avg. or 30'	15'	30'	2,500 sf per du ^C	100'

1. Setbacks may differ if the property is located in a Shoreland Overlay District. If there is a discrepancy between the underlying zoning district and the Shoreland Overlay district, the more restrictive of the two applies. The R-11 thru R-3 districts allow single family residential development only. The R-7 district excludes single-family residential.

2. If adjacent (neighboring) homes are within 100 feet of a proposed home, the setback for the new home shall be the mean depth of the adjacent homes. In the Shoreland Overlay District, the yard abutting the lake shall be considered the front yard for averaging purposes. For corner lots, both sides abutting a right-of-way shall adhere to the front yard setback requirement.

A. On a corner lot, the side abutting a right-of-way is 30 ft. not 25 ft.

B. On a corner lot, the side abutting a right-of-way is 20 ft, not 30 ft.

C. Except 5,000 sq. ft. per unit for 3-plex, 4-plex, Townhomes, and Quads.

*Except where the high point of the roof exceeds 15', then an additional 1' of setback is required for every additional 1' of height over 15'.

Accessory Structures¹

Zoning District	Front	Side	Rear	House
R-11 & R-1S:				
Attached	Same as Principal	15' ^A	Same as Principal	< 6'
Detached	Same as Principal	15' ^A	5'	> 6'
All Other Districts:				
Attached	Same as Principal	5'	Same as Principal	< 6'
Detached	Same as Principal	5'	5'	> 6'

1. Again, setbacks may differ if the property is located in a Shoreland Overlay District. For a Water Oriented Accessory Structure, the Front and Side are same as the Principal Structure and the rear is either 5 ft, or if adjacent to a lake then half of the principal structure from the OHWL.

A. Except where the high point of the roof exceeds 15', then an additional 1' of setback is required for every additional 1' of height over 15'.

Shoreland Overlay District

Lake	Classification	OHWL	Non-Local Road ¹	Local Road	Side Yard Setback
Birch & Goose	RD	75'	50'	30'	20'
White Bear, Varney, Priebe & Hiner's	GD	50'	50'	30'	10'

1. Any Federal, State or County road.