

703.01 District Provisions and Dimensional Requirements

Requirements	A-1	R-1	R-1M	R-1-0 *	R-2	R-3	C-1	C-2	I-1	I-2
Height Restrictions	Agricultural Structures – None All others 2 ½ stories or 35 feet	2 ½ stories or 35 feet	2 stories	2 ½ stories or 45 feet	4 stories or 45 feet	2 ½ stories or 35 feet	3 stories or 40 feet	2 stories or 30 feet	2 stories or 30 feet	3 stories or 40 feet
Minimum Lot Area	22,500 sq. ft	7,500 sq. ft	7,000 sq. ft	5,000 sq. ft	7,400 sq. ft	7,200 sq. ft	As needed	As needed	As needed	22,500 sq. ft
Width	100 ft	75 ft	50 ft	50 ft	75 ft	60 ft	Not Applicable	Not Applicable	Not Applicable	100 ft
Depth	125 ft	100 ft	140 ft	100 ft	100 ft	120 ft				125 ft
Allowable lot coverage (principal plus accessory structures)	20%	25%	35%	30%	60%		85%	50%	50%	50%
Lot area per dwelling Unit (multiple Dwellings)	Not Applicable	Not Applicable	Not Applicable	Not Applicable		Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Yard Setbacks **										
Front (Building line to right-of-way line)	35 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	Not Required	25 ft.	30 ft.	25 ft.
Side	20 ft	10 ft	5 ft	10 ft	10 ft	10 ft	Not Required	20 ft	20 ft	20 ft
Rear	35 ft	25 ft	15 ft	25 ft	25 ft	25 ft	20 ft	10 ft	20 ft	20 ft
Corner (2 Street Exposures)	35 ft from each street line	20 ft from each street right-of-way line	25 feet longest dimension 15 ft other dimension	25 ft from each street right-of-way line	25 ft from each street right-of-way line	25 ft from each street right-of-way line	Not Required	25 ft from each street right-of-way line	15 ft from each street right-of-way line	25 ft from each street right-of-way line
Setback from structures from R-1, R-1M, R-1-0, R-2	50 ft	Not Applicable	30 ft	Not Applicable	30 ft	Not Applicable	30 ft	30 ft	50 ft	50 ft
District Lines										
Performance Standards	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	See 702.09 Subd. 6	See 702.09 Subd. 6	See 702.10 Subd. 6	See 702.11 Subd. 6
Required Screening and Landscaping	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	See 702.09 Subd. 7	See 702.10 Subd. 7	See 702.11 Subd. 7
General Regulations	Special Provisions for certain conditional uses	All non-residential uses shall be at least 30 ft. from abutting residential lot	Modular or mobile home must have a least 600 sq. ft in the principal structure	All non-residential uses must be at least 30 ft. from any abutting residential	All non-residential uses must be at least 30 ft. from an abutting residential lot	Not Applicable	Lighting, awning, canopy, marquee restrictions; see 702.08 Subd. 6	Vehicular & pedestrian circulation requirements; see 702.09 Subd. 8	Requirements for certain conditional uses, see 702.10 Subd. 4	General Regulations only apply

* PUD provisions are not listed here due to the unique characteristics of a PUD (See 702.07 for more information.)

** Where there exists a pattern of use in an area of less than the minimum setback, the Planning Commission on its own motion may vary the setback requirements for new structures immediately adjacent to or surrounded by the non-conforming structures. This variance shall be allowed only where such variance will not create a substantial detriment to uses or property rights of persons in the immediate area.