

	FRONT YARD*		INTERIOR SIDE YARD		STREET SIDE YARD		REAR YARD	
	Requirement	Exception	Requirement	Exception	Requirement	Exception	Requirement	Exception
R1	30 feet	A	10 feet	A, B, C, H	15 ft/30ft**	A	30 feet	D, E
R2	20 feet	A	8 feet	A, B, C, H	10 ft/20ft**	A	20 feet	D, E
R3	20 feet	A	8 feet	A, B, C, F	10 ft/20ft**	A	20 feet	D, E
R4	15 feet	A	10 feet	A, B, C, G	7-½ ft/15ft**	A	20 feet	D, E
<b>ALL R-DISTRICTS:</b>								
<b>BUILDING COVERAGE</b>			<b>STRUCTURE COVERAGE</b>			<b>GREEN SPACE***</b>		
30% MAX (.8 FAR in R4)			40% MAX			60% FRONT YARD		

\* May be subject to average front yard setback.

\*\* The greater yard requirement applies to accessory structures. No part of an accessory building on a corner lot shall be nearer a side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot.

\*\*\* Properties in the Shoreland Overlay District are also subject to maximum impervious surface coverage.

**EXCEPTIONS:**

- (A) A deck may project five feet (5') into the required front yard or street side yard. Cornices, canopies, eaves or other architectural features may project a distance not exceeding two feet six inches (2'6"). Uncovered stairs and necessary landings may project a distance not to exceed six feet (6'), providing such stair and landing shall not extend above the entrance floor of the building except for a railing not exceeding three feet (3') in height. Bay windows, balconies, uncovered porches and chimneys may project a distance not exceeding three feet (3'), provided that such features do not occupy, in the aggregate, more than one-third (1/3) of the length of the building wall on which they are located.
- (B) The features listed in exception (A) may project into any required yard adjoining an interior lot line, a distance not to exceed one-fifth (1/5) of the required least width of such yard, but not exceeding three feet (3') in any case.
- (C) A detached accessory structure may be located within three feet (3') of a side lot line provided it is at least 25 feet back from the required front yard and is not located on an easement.
- (D) A detached accessory structure may be located within three feet (3') of a rear lot line provided it is not located on an easement and does not occupy more than 35% of the required rear yard.
- (E) A deck may project ten feet (10') into the required rear yard.
- (F) If the lot width is less than 80 feet, then the following minimum side yard requirements may be utilized: The combined minimum side yard shall be no less than 25% of the lot width. The minimum side yard may be allocated in such a way that no side yard is less than 10% of the lot width. In no event may any side yard have a width of less than five feet (5').
- (G) If the lot width is less than 100 feet, then the following minimum side yard requirements may be utilized: The combined minimum side yard shall be no less than 25% of the lot width. The minimum side yard may be allocated in such a way that no side yard is less than 10% of the lot width. In no event may any side yard have a width of less than five feet (5').
- (H) On lots created prior to 8/1/69: If the lot width is smaller than the required, the side yard would be 13.33% of lot width. (Section 155.40(l))

**ADDITIONAL REQUIREMENTS:**

No structure may be located on an easement.

Detached accessory structures are subject to the following requirements: 10' side wall height (maximum), 20' overall height (maximum); maximum size is 1400 square feet, cumulative total of all accessory buildings; must be located a minimum of six feet (6') away from the principal structure; no accessory building or structure shall be erected or constructed prior to the erection or construction of the principal or main building, except for a garage on an abutting lot to the lot containing the principal building.

**THIS INFORMATION MAY NOT BE THE ONLY REQUIREMENTS AND/OR REGULATIONS FOR YOUR PROPERTY. FOR MORE INFORMATION ON YOUR PROJECT, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 507-372-8640**

**DEFINITIONS:**

**FLOOR AREA** - For the purpose of determining the floor area ratio, the FLOOR AREA of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The FLOOR AREA of a building shall include basement floor area (but not cellar floor area), elevator shafts and stairwells at each floor, floor space used for mechanical equipment (except when located on the roof), penthouses, attic space having headroom of seven (7') feet or more, interior balconies and mezzanines, enclosed porches and floor area devoted to accessory uses. However, any space devoted to parking and loading shall not be included in FLOOR AREA. The FLOOR AREA for enclosed spaces having a floor to ceiling height in excess of 20 feet shall be computed on the basis that each 15 feet of height shall be equal to one floor for purposes of computation. Space intended for recreational use in apartment buildings may be excluded from these calculations if the Zoning Administrator finds that said recreational uses are suitable for the size and use of the proposed structure.

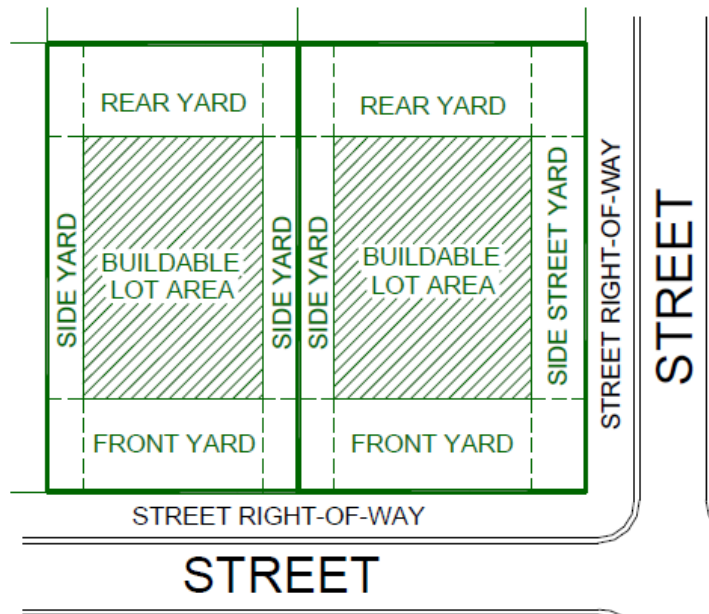
**FLOOR AREA RATIO (FAR)** - The floor area of the building or buildings on a lot divided by the area of such lot. The FLOOR AREA RATIO requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory building) in direct ratio to the gross area of the lot.

**BUILDING** - Anything, temporary or permanent, which is built or constructed for the shelter, support or enclosure of persons, animals or property of any kind. (Buildings include houses, garages, sheds, & gazebos)

**MAXIMUM BUILDING COVERAGE** - The amount of building coverage shall be determined by first multiplying the length times the width of the outside dimensions of all buildings on the lot including accessory buildings, and then dividing that product by the lot area.

**STRUCTURE** - Any building, or any piece of work artificially built up or composed of parts joined together in some definite manner, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground. (Structures include buildings and decks)

**MAXIMUM STRUCTURE COVERAGE** - The amount of structure coverage shall be determined by first multiplying the length times the width of the outside dimensions of the structures on the lot, including accessory structures, and then dividing that product by the lot area.



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ECONOMIC/COMMUNITY DEVELOPMENT  
507-372-8640

*Worthington*