

Single Family Residential

Minimum Lot Size: 6000 sq ft.

Height: 40 feet or 3 stories

Width: no less than 24 feet at its narrowest point (min 24 x 24 = 576 sq ft)

Setbacks

- Front yard: 30 feet
- Side yard: 5 feet per side for single story
- Side yard: 15 feet per side for 2 plus stories
- Side yard: on a corner lot is 12 feet minimum
- Rear yard: Minimum 5 feet, maximum 25 feet, 20% of the depth of the lot
- 5 feet from the edge of an alley

Fence

- Rear Alley: 1' back from lot line
- Side Yard: may be placed on lot line
- Please consult with affected neighbors prior to submitting building permit application

Accessory Building

- Must be constructed to match the general character of the main building
- Height: maximum is 10'
- Total area maximum is 1200 sq ft
- No more than 2 per lot with a maximum combined sq footage of 1500 sq ft
- Must meet setbacks

Commercial & Industrial

Height: maximum is 75'

Over this height may be allowed if front, rear and side yards are increased by 1 foot for each foot over the height limit.

Front 30 feet, but can be less than 30 feet to line up with existing structures.

Rear and side yards: 5' minimum 5 feet from the edge of an alley

Accessory Building

- Attached to main building should be made structurally part of the main building.
- Detached, the accessory building may not be over 1 story and not exceed 12 feet in height, nor be closer than 5 feet to the main building. They may not encroach on the front half of the lot.
- Must meet setbacks.

Call before you dig! Visit www.gopherstateonecall.org or call 800-252-1166 before starting any project!

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