



RESIDENTIAL LOT STANDARDS

- Regardless of setback requirements, no buildings or structures are permitted within an easement. Fences and plantings, however, are permitted within easements.
- Fences and hedges are permitted in any required yard or along any property line. The maximum height is 6 feet in the rear or side yard and 3 feet in the front yard or where it would obstruct safe views from the driveway or street.
- All buildings and structures on corner lots have a minimum 20-foot side yard setback from the right-of-way.
- All swimming pools must be enclosed with a fence or elevation height that is a minimum of 4 feet and has a gate that is self-closing and latching and is lockable.
- Accessory structures are permitted in all zoning districts. Please reference the “Accessory Structures” handout for setback and related requirements.
- Decks must meet the setback requirements for accessory structures in the appropriate zoning district.
- The following table summarizes the residential lot guidelines for unattached single-family residences in the R1 to R6 zoning districts:

	ZONE R-1	ZONE R-2	ZONE R-2.5	ZONE R-3	ZONE R-4	ZONE R-5, R-6
Minimum lot area	3 acres	1.5 acres	11,000 sq ft	10,000 sq ft	7,500 sq ft	7,500 sq ft
Minimum lot width	180 feet	180 feet	85 feet	75 feet	60 feet	60 feet
Front yard setback	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Side yard setback	25 feet	25 feet	10 feet	10 feet	7.5 feet	7.5 feet
Side yard setback (attached garage)	20 feet	20 feet	10 feet	5 feet	5 feet	5 feet
Rear yard setback	50 feet	50 feet	35 feet	35 feet	35 feet	35 feet
Maximum driveway width at property line	28 feet	28 feet	28 feet	28 feet	28 feet	28 feet
Maximum principal structure height	30 feet	30 feet	35 feet	30 feet	35 feet	35 feet
Maximum eave projection	2.5 feet	2.5 feet	2.5 feet	2.5 feet	2.5 feet	2.5 feet

If you have any questions, please call the Planning Division at 651-458-2827.

	R-2A	R-2B	R-2C	R-2D	R-2E	R-2F
Minimum lot area for detached single-family dwellings	11,000 sq. ft.	13,000 sq. ft.	21,500 sq. ft.	n/a	n/a	n/a
Minimum lot area for 2 single-family units attached	n/a	n/a	n/a	20,000 sq. ft.	20,000 sq. ft.	n/a
Minimum lot width for detached single-family dwellings	85 ft.	100 ft.	100 ft.	n/a	n/a	n/a
Minimum lot width for 2 single-family units attached	n/a	n/a	n/a	135 ft.	135 ft.	n/a
Minimum lot width at the right of way line for cul-de-sac lots	65 ft.	65 ft.	85 ft.	90 ft.	n/a	n/a
Minimum lot width that the minimum front yard setback line for cul-de-sac lots	90 ft.	90 ft.	90 ft.	90 ft.	n/a	n/a
Minimum front yard setback for attached garage if there is no porch on the front of the home	35 ft.	35 ft.	35 ft.	35 ft.	50 ft.	50 ft.
Minimum front yard setback for attached garage if there is a porch on the front yard	30 ft.	30 ft.	30 ft.	30 ft.	50 ft.	50 ft.
Minimum front yard setback for all principal structures	30 ft.	30 ft.	30 ft.	30 ft.	50 ft.	50 ft.
Maximum projection of an attached garage in front of the dwelling	6 ft.	6 ft.	6 ft.	6 ft.	n/a	n/a
Minimum front yard setback for an attached garage with the garage door facing a side property line	30 ft.	30 ft.	30 ft.	30 ft.	50 ft.	50 ft.
Minimum rear yard setback for all principal structures	35 ft.	35 ft.	35 ft.	35 ft.	50 ft.	50 ft.
Minimum interior side yard setback for a principal structure with less than 30 feet in height	10 ft.	10 ft.	10 ft.	15 ft.	50 ft.	50 ft.
Minimum interior side yard setback for principal structures that are greater than 30 ft. to 35 ft. in height	15 ft.	15 ft.	15 ft.	20 ft.	50 ft.	50 ft.
Minimum interior side yard setback for nonliving area of the principal structure	10 ft.	10 ft.	10 ft.	15 ft.	50 ft.	50 ft.
Minimum corner side yard setback for a principal structure adjacent to a collector or arterial street	25 ft.	30 ft.	30 ft.	30 ft.	30 ft.	50 ft.
Minimum corner side yard setback for a principal structure adjacent to a local street	20 ft.	25 ft.	25 ft.	25 ft.	25 ft.	35 ft.
Maximum lot coverage of all impervious surfaces	50%	50%	50%	50%	40%	40%
Maximum principal structure height	35 ft.	45 ft.				

