

SETBACKS

Saint Bonifacius, MN Code of Ordinances

§ 157.058 ADDITIONAL REQUIREMENTS.

(A) The City Council may require additional conditions for any CUP to preserve the public welfare, health and safety of the community.

(B) All non-residential uses shall direct light away and shield light sources from residential zones.

<i>Zoning District Requirements</i>									
		<i>R-1</i>	<i>R-2</i>	<i>R-6</i>	<i>B-2</i>	<i>MU-BR</i>	<i>MU-BI</i>	<i>I</i>	<i>PUD</i>
Accessory structure setbacks	Front/ROW	25'	25'	35'/50'	35'	NA	40'	40'	****
	Side/ROW	15'	15'	25'	35'	5'	30'	30'	****
	Side/interior	10'	10'	10'	10'	5'	15'	15'	****
	Rear	10'	10'	10'	30'	10'	30'	30'	****
	From R-1/2 zoning	NA	NA	25'	30'	10'	40'	50'	****
Maximums	Impervious (%)	35	50	65	75	100	75	75	****
	Building height	35'	35'	40'	45'	45'	50'	50'	****
	Accessory building height					15'			
	Driveway width	24'	24'	30'	30'	30'	30'	30'	****
Minimums	Lot area (sq. ft.)	15,000	19,500	30,000	10,000	NA	30,000	30,000	****
	Lot width	80'	130'	100'	100'	NA	100'	100'	****
	Driveway width	12'	12'	24'	24'	24'	24'	24'	****
Pavement setbacks	Front/ROW	10'	10'	25'	10'	10'	10'	10'	****
	Side/ROW	10'	10'	25'	10'	10'	10'	10'	****
	Side/interior	5'	5'	25'	5'	5'	5'	5'	****
	Rear	10'	10'	25'	5'	5'	5'	5'	****
	From R-1/2 zoning	NA	NA	25'	25'	10'	***20'	***20'	****
Principal structure setbacks	Front/ROW	25'	25'	*35'/50'	35'	0'	40'	40'	****
	Side/ROW	25'	25'	50'	**35'	0'	30'	30'	****
	Side/interior	15'	^15'	^35'	10'	0'	15'	15'	****
	Rear	20'	20'	40'	30'	0'	30'	30'	****
	From R-1/2 zoning	NA	NA	NA	50'	10'	50'	50'	****

NOTES TO TABLE:

See each zoning district's section of this chapter for additional requirements

* - In the R-6 District, principal structure front/ROW setbacks are 35' from local streets and 50' from arterial streets or highways.

^ - In the Multi-Family Residential Districts (R-2, R-6), minimum lot areas (including common areas) shall be 3 times the square footage of the building(s) footprint; interior side setbacks for common wall developments shall be 0'.

** - In the B-2 District, street side/ROW setback may be reduced to 30' from a dedicated, but unimproved ROW.

*** - In the I Districts, if parcel is abutting or across the street from a residential district, parking/drive aisle setback must be 20'.

**** - In the PUD District, the requirements of the underlying zoning district shall be adhered to unless otherwise determined by the City Council

- All setbacks are measured from the property line, not street/curb/sidewalk.

- Front/ROW pavement setbacks do not apply to driveways leading to garage, only to parking areas.

- Driveway width maximum and minimum are measured at curb cut/street; other dimensions may be allowed if recommended by the City Engineer and approved by the City Council.

- Pavement includes curb when measuring setbacks.

- Pavement for sport courts and similar uses must be placed outside of utility easements (if easement is larger than setback).

- Minimum lot width is measured at the building setback line.

- Attached garages are part of the principal structure.

- Accessory structures must be placed outside of utility easements (if easement is larger than setback) and are not allowed in front of the primary structure in residential zones, regardless of setback listed.

- Utility buildings may be placed 5' from the side and rear property lines but may not be placed in front of the front building line of the principle structure or within any utility easements.

- Fences may be built on the property line with permission of the affected neighbors).

- Decks accessed from the primary structure are considered part of that building and may not encroach the setbacks.

- Landscaping should be placed outside of utility easements; if within easement and work is performed, owner will not be compensated.

(Ord. passed 12-17-2014; Ord. 4, passed 4-27-2016)