

This information sheet only summarizes a portion of the requirements outlined in the City of Mound Zoning Ordinance. For further information, contact the City of Mound Planning Department at 952-472-0607.

## General Zoning Information Sheet

# R-1 Zoning District – Single Family Residential

### PRINCIPAL BUILDINGS – Lot Area, Lot Width, and Setback Requirements

Minimum Lot Area .....	10,000 Square Feet
Minimum Lot Width.....	60 Feet
Front Yard Setback.....	30 Feet
Side Yard Setback.....	10 Feet
Rear Yard Setback.....	15 Feet
Minimum Lot Depth.....	80 Feet
Lakeshore / Ordinary High Water Setback.....	50 Feet
Minimum Floor Area Requirement.....	840 Square Feet

\*Minimum lot frontage on an improved public street shall be 60 feet, except that lots fronting on a cul-de-sac shall be 60 feet at the front building setback line. Applicable side or rear yard setbacks apply to lot lines abutting fire lanes, alleys or unimproved street right-of-ways.

**Building Height.** The vertical distance to be measured from the average grade of a building line to the top, to the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched or hip roof. No building hereafter erected shall exceed two and one half (2-1/2) stories or thirty-five (35) feet in height.

### LOTS OF RECORD, Special Provisions

Corner Lots (City Code Section 129-197 (e))

Lot width	Minimum side yard setback
40 - 50 feet	10 feet
50 – 80 feet	20 feet
81 feet or more	30 feet

Side Yard Requirements – The required side yard setback shall be a minimum of 10 feet.

Lot width	Minimum setback on 1 side yard
40 – 79 feet	6 feet
80 – 100 feet	8 feet
101 feet or more	10 feet

Front Yard – Except as regulated in Section 129-197 (f) of the City Code, the front yard setback shall be based on the lot depth as follows:

Lot depth	Minimum front yard setback
60 feet or less	20 feet
61 – 80 feet	24 feet
81 feet or more	30 feet

**HARDCOVER REQUIREMENTS** Impervious surface coverage of lots shall not exceed 30 percent of the lot area. On existing lots of record\*, impervious coverage may be permitted by a maximum of 40 percent providing that techniques are utilized as identified in Section 129-385 (g)(2). Impervious cover is any surface impervious or resistant to the free flow of water or surface moisture, including all buildings, driveways and parking areas whether paved or not, tennis courts, sidewalks, patios and swimming pools. Open decks (1/4" minimum opening between boards) shall not be counted in impervious cover calculations.

**DETACHED ACCESSORY BUILDINGS (GARAGES/SHEDS) – Lot Coverage and Setback Requirements**

An accessory building shall be considered to be an integral part of the principal structure unless it is five (5) feet or more from the principal structure or use and providing that the structure exceeds 120 square feet.

1. Area and Size Requirements (see hardcover requirements on page 1)
  - A. Accessory buildings shall not exceed a total gross floor area of 3,000 square feet or 15% of the total lot area whichever is less.
  - B. Each individual accessory building shall not exceed 1,200 square feet of gross floor area.
  - C. The total number of accessory buildings for lots measuring 10,000 square feet or less shall be two (2). On lots exceeding 10,000 square feet, accessory buildings shall be limited to a total of three (3).
2. Front Yard Setback. All accessory buildings shall meet the same front yard setback requirements as the principal building, except for lakeshore and through lots. For detached garages on a lakeshore or through lots, a minimum twenty (20) foot front yard setback is required if the garage door(s) open to the street; an eight (8) foot front yard setback is required if the garage door(s) open to the side lot line.
3. Side Yard Setback. A detached accessory building may be located within four (4) feet of the side lot line in the rear yard with a minimum of a six (6) foot setback in side yard location. On through and lakeshore lots, a detached accessory building may be located within four (4) feet of the side lot line in the front yard. Whenever a garage is designed with the doors facing a side lot line, the minimum distance between the doors and the side lot line shall be twenty (20) feet.
4. Rear Setback. A detached accessory building may be located within four (4) feet of the rear lot line.
5. Lakeshore Setback. Detached accessory buildings must maintain a 50 foot setback from the ordinary high water.

**DECKS** See separate deck handout for more information.

Front and Sides.....Same as Accessory Building Setbacks  
 Rear.....10 feet

ELEVATION REQUIREMENTS	Ordinary High Water	Flood Elevation	Lowest Floor Elevation
LAKE MINNETONKA	929.4	MCWD 931.5 CITY 931	933
DUTCH LAKE	939.2	940	942
LAKE LANGDON	932.1	935	937