

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-2 Zoning District

Single Family Residential, Two Family Residential and Twin Homes

SINGLE FAMILY DWELLINGS – Lot Area, Lot Width, and Setback Requirements

Minimum Lot Area (non-lakeshore)	6,000 Square Feet
Minimum Lot Area (lakeshore)	10,000 Square Feet
Minimum Lot Width (non-lakeshore)	40 Feet
Minimum Lot Width (lakeshore)	50 Feet
Front Yard Setback.....	20 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 40 feet, except that lots fronting on a cul-de-sac shall be 40 feet at the front building setback line (i.e. 20 feet back from front property line). Applicable side or rear yard setbacks apply to lot lines abutting fire lanes, alleys, or unimproved street right-of-ways.

TWO FAMILY DWELLINGS – Lot Area, Lot Width, and Setback Requirements

Minimum Lot Area (non-lakeshore)	14,000 Square Feet
Minimum Lot Area (lakeshore).....	17,500 Square Feet
Minimum Lot Width (non-lakeshore).....	80 Feet
Minimum Lot Width (lakeshore at street and lake)	90 Feet
Front Yard Setback.....	20 Feet
Side Yard Setback.....	10 Feet
Rear Yard Setback.....	15 Feet
Lakeshore / Ordinary High Water Setback.....	50 Feet
Minimum Floor Area Requirement	See City Code Section 129-199

*Minimum lot frontage on an improved public street shall be 80 feet, except that lots fronting on a cul-de-sac shall be 80 feet at the front building setback line (i.e. 20 feet back from front property 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 shall exceed two and one half (2-1/2) stories or thirty-five (35) feet in height.

LOTS OF RECORD, Special Provisions (Single Family & Two Family)

Side yard setbacks for lots of record shall be **six (6)** feet unless the structure or site does not contain a garage in which case, one side yard setback is required to be ten (10) feet to accommodate a driveway access.

	<u>Lot Width</u>	<u>Minimum Side Yard Setback</u>
Corner Lots	40 - 50 feet 51 feet or more	10 feet 20 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