

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 952-472-0604.



5341 Maywood Road, Mound, MN 55364
Phone 952-472-0607 Fax 952-472-0679

Shoreland Overlay District Lot Area and Width Regulations Overview in R-1, R-1a and R-2 Districts

The City of Mound has enacted Shoreland Management Regulations to ensure the wise subdivision, use and development of shorelands and public waters. This overview is intended to assist property owners in the development of their R-1, R-1a or R-2 zoned parcel. For more information and additional regulations which may apply, please consult Mound City Code, Section 350.1200.

Shoreland Management Regulations for dwellings in the R-1, R-1a and R-2 districts depend on whether the property is a lakeshore lot. A lakeshore lot is “a lot abutting public waters or abutting public lands abutting public waters with the exception of designated parks.” If the lot does not fit within that definition, it would be a non-lakeshore lot. The charts below provide the minimum lot area and lot width requirements:

R-1 Zoning District for Single Family Detached Dwellings

Method of Parcel Creation	Lakeshore Lot		Non-Lakeshore Lot	
	Lot Area (square feet)	Lot Width (feet) <i>at lakeshore and street</i>	Lot Area (square feet)	Lot Width (feet)
All existing and newly created lots	10,000	60	10,000	60

R-1a and R-2 Zoning District for Single Family Detached Dwellings

Method of Parcel Creation	Lakeshore Lot		Non-Lakeshore Lot	
	Lot Area (square feet)	Lot Width (feet) <i>at lakeshore and street</i>	Lot Area (square feet)	Lot Width (feet)
New Subdivision - <i>A subdivision is the dividing of any parcel of land into two or more parcels.</i>	10,000	50	6,000	40
Waiver of Platting - <i>Waiver of platting is a method through which any parcel of land, either platted or un-platted, that has been combined for tax purposes or for other reasons, is re-separated or divided in accordance with Mound City Code.</i>	6,000	50	6,000	40

R-1a and R-2 Zoning District for Single Family Detached Dwellings *(continued)*

Method of Parcel Creation	Lakeshore Lot		Non-Lakeshore Lot	
	Lot Area (square feet)	Lot Width (feet) <i>at lakeshore and street</i>	Lot Area (square feet)	Lot Width (feet)
Development of Lots of Record - <i>A lot of record is part of a subdivision, the plat of which has been recorded in the office of the Register of Deeds or Register of Titles; or a parcel of land, the deed to which was recorded in the office of said Register of Deeds or Register of Titles, in accordance with subdivision regulations and zoning ordinances of the City in effect at the time of said conveyance.</i>	6,000	50	6,000	40

R-2 Zoning District for Two-Family or Twinhome Dwellings

Method of Parcel Creation	Lakeshore Lot		Non-Lakeshore Lot	
	Lot Area (square feet)	Lot Width (feet) <i>at lakeshore and street</i>	Lot Area (square feet)	Lot Width (feet)
New Subdivision - <i>A subdivision is the dividing of any parcel of land into two or more parcels.</i>	17,500	90	14,000	80
Waiver of Platting - <i>Waiver of platting is a method through which any parcel of land, either platted or un-platted, that has been combined for tax purposes or for other reasons, is re-separated or divided in accordance with Mound City Code.</i>	14,000	90	14,000	80
Development of Lots of Record - <i>A lot of record is part of a subdivision, the plat of which has been recorded in the office of the Register of Deeds or Register of Titles; or a parcel of land, the deed to which was recorded in the office of said Register of Deeds or Register of Titles, in accordance with subdivision regulations and zoning ordinances of the City in effect at the time of said conveyance.</i>	14,000	90	14,000	80

Additional Regulations

- Existing, developed lots of record which are in separate ownership from abutting lands can be redeveloped as long as the requirements of Section 350.420 Non-conforming Uses are met.
- If, in a group of two or more contiguous lots under the same ownership, any existing vacant lot or existing developed lot is smaller than (i) 6,000 square feet and such lot is proposed to be sold, or is proposed to be developed for a single-family detached home, or (ii) is smaller than 14,000 square feet and such lot is proposed to be developed for a two-family or twin home (either or before or after sale), then the lot must be combined with the one or more contiguous lots under the same ownership so that each lot has a minimum lot area equal to 6,000 square feet if (i) is applicable or 14,000 square feet if (ii) is applicable.