



Required Setbacks

houses, additions and attached garages

This handout summarizes setback requirements for single-family residential properties. It is not all-inclusive. Please contact a planner at 952-939-8290 with specific questions regarding your project.

	Standard Lot	Corner Lot	Lot without Frontage
Front: local street	35 ft	35 ft*	40 ft or 20% of the average distance between opposite property lines, but not less than 25 ft
Front: collector/arterial street	50 ft	50 ft*	
Side	Aggregate 30 ft minimum 10 ft on any one side	10 ft	
Rear	20% of lot depth or 40 ft, whichever is less	20% of lot depth or 40 ft, whichever is less	
Shoreland	See “ Shoreland District ” handout		
Floodplain	20 ft	20 ft	20 ft
Wetland	35-60ft depending on wetland classification	35-60ft depending on wetland classification	35-60ft depending on wetland classification

*One front yard setback may be reduced by 10 ft if the other is maintained as noted.

- A **Front Property Line** is any property line that abuts a public street or public right-of-way, regardless of the orientation of the house.
- A **Rear Property Line** is the property line opposite and most distant from a front property line.
- A **Side Property Line** is any property line other than the front or rear property line.
- Setbacks are measured perpendicularly from a lot line to the closest point of the foundation of a structure.
- City code requires minimum setback from natural features of a property including: ordinary high water level of lakes and creeks, floodplain elevations, and the delineated edges of wetlands. If your property includes any such features, please contact a planner regarding your project.
- Some single-family residential properties may be located in a “Planned Unit Development” (PUD). If your property is located in a PUD, please contact a planner regarding your project.