



ADDITIONS to LIVING SPACES or ATTACHED GARAGES

Regulations for single-family and two-family houses zoned LDR-1 and not part of a homeowners' association

Location

	Minimum setback from front property line	Minimum setback from rear property line	Minimum setback from a side property line that does not abut a public street	Minimum setback from a side property line that abuts a public street
Living Space - includes porches	40 feet	50 feet	15 feet	20 feet
Garage Space	40 feet	50 feet	10 feet	20 feet

Living space constructed over an attached garage must meet the **Living Space** setbacks shown in the table above.

Roof overhangs, bow windows and similar appurtenances may extend up to two feet into a setback.

Setbacks from streets are measured from the property line, not the curb or edge of the pavement. The area between your property line and the roadway is called the boulevard. To determine the depth of your boulevard call the Engineering Division at (763) 767-6479.

Setbacks are measured from the walls of cantilevered areas.

Structures may not be placed in a sewer, water, drainage, utility or similar type easement. To determine if there are such easements on your property you may request a copy of the building permit survey from the Inspection Division at (763) 767-6476.

Lot Coverage

No more than 30 percent of the lot may be covered by buildings, drives and parking areas.

Garage Size

There are two options in the LDR-1 district:

1. A total of 1,200 square feet of garage space, attached and detached combined, is permitted. Any accessory structure larger than 200 square feet is included in this square footage.

-or-

2. A total of 1,600 square feet of garage space attached to the principal structure is permitted but no detached accessory structures are permitted. The floor area of the attached garage space may not exceed 80 percent of the finished floor area of the house.

If your existing garage is smaller than 22 feet wide by 22 feet deep there may be minimum dimension requirements for a garage addition. Call the Planning Division at (763) 767-6430 for more information. Have the dimensions of your existing garage available when you call.

Special Situations

Call the Planning Division at (763) 767-6430 for more information if:

- Your property has frontage on the Mississippi River
- Your property has a Planned Unit Development zoning overlay
- Your property is a corner lot and your house faces the longer street frontage or your property abuts more than two streets
- You plan to construct a garage on property that does not have a garage
- You plan to convert garage space to living space

Building Permits

All structures must comply with the zoning and building codes. A building permit is required for all additions to living space and attached garages. For information regarding building permits, contact the Inspection Division at (763) 767-6476.

Additional Information

Contact the Planning Division (763) 767-6430.