

Surrounding City vs. Edina Zoning Ordinance Comparison

<u>Ordinance Provision</u>	<u>Edina</u>	<u>Minneapolis</u>	<u>St. Louis Park</u>	<u>Hopkins</u>	<u>Bloomington</u>	<u>Wayzata</u>	<u>Richfield</u>
Height	30 feet (midpoint of pitched roof)	30 feet (midpoint of pitched roof)	30 feet (midpoint of pitched roof)	35 feet (midpoint of pitched roof)	19-40 feet depending on setback	30 feet (midpoint of pitched roof)	35 feet (midpoint of pitched roof)
Front Setback	Avg. front setback of homes on either side	25 feet	25-30 feet or closest wall to street whichever greater	30 feet	30 feet or prevailing setback of neighborhood	20 feet	30 feet
Side Setback	5-10 feet depending on lot width. Setback must be increased based on height	5 feet (R-1) 6 feet (R-1A) no matter the height	7 feet on one side and 5 feet on the other (2 feet detached garage)	8 feet	10 feet (5 feet detached garage)	10 feet	5 feet
Building Coverage	25% - lot over 9,000 s.f. 30% - lot under 9,000 s.f.	50%	35%	35%	None	30%	35%
Impervious Surface	None	65%	None	None	35%	35%	45%
Floor Area Ratio	None	50% (with some exceptions)	None	None	None	None	None
Minimum Lot Size	9,000 s.f. (or median lot size of neighborhood)	5,000 s.f. (R-1A) 6,000 s.f. (R-1)	7,200 s.f.	6,000 & 8,000 s.f.	11,000 s.f.	9,000 s.f.	6,700 s.f.
Minimum Lot Width	75 feet	50 feet	60 feet	50 & 60 feet	80 feet	60 feet	50 feet