

**CONDENSED SETBACK REQUIREMENTS FOR CITY OF EDINA SINGLE FAMILY DWELLINGS**

<b><u>FRONT STREET SETBACK:</u></b>	<b>30-feet for <i>new undeveloped subdivisions</i>.</b> <b>-Maintain the average front yard setback of the homes on either side or if it's a corner lot, match the front yard setback of the adjacent home.</b>
<b><u>SIDE STREET SETBACK:</u></b>	<b>15-Feet</b> <b>(a) Increase to front street setback if adjacent house faces side street.</b> <b>(b) 20 feet for garage facing side street</b>
<b><u>INTERIOR SIDE YARD:</u></b>	<b>5-feet for uncovered and unenclosed decks and patios.</b>  <b>(a) 10-feet on lots 75-feet or greater in width. Lot width is defined as the horizontal distance between side lot lines as measured 50-feet back from the front lot line and increase sideyard setback ½ foot for each foot average height exceeds 15-feet.</b> <b>(b) Single dwelling unit buildings on lots more than 60-feet in width, but less than 75-feet in width. Lot width is defined as the horizontal distance between side lot lines as measured 50-feet back from the front lot line. The required interior side yard setback of 5-feet shall increase by 1/3-foot (4 inches) for each foot that the lot width exceeds 60-feet and increase sideyard setback ½-foot for each foot average height exceeds 15-feet or shall meet the table attached as Exhibit "A".</b> <b>(c) Single dwelling unit buildings on lots between 50 and 60-feet in width. 5-feet and increase sideyard setback ½-foot for each foot average height exceeds 15-feet; or 12-feet total, with no less than 5-feet on one side.</b> <b>(d) Single dwelling unit buildings on lots less than 50-feet in width, 5-feet and increase sideyard setback ½-foot for each foot average height exceeds 15-feet.</b>
<b><u>REAR YARD:</u></b>	<b>*25-feet for principal structures;</b>  <b>3-feet for accessory structures entirely within rear yard including eaves.</b>  <b>5-feet for decks and patios. -</b> <b>10-feet for pool with required 4-feet of decking.</b> <b>14-feet to pools edge, 10- feet for pool equipment.</b> <b>5-feet for hot tub with 4-feet of decking.</b>
<b><u>LOT COVERAGE:</u></b>	<b>25% maximum for ground level coverage of all structures on the site.</b> <b>Up to 30% on lots less than 9,000 square feet but not</b>

	<p>to exceed 2,250 square feet.  <b>Combined total area occupied by all accessory structures shall not exceed 1,000 square feet.</b></p>
<b><u>DETACHED GARAGE:</u></b>	<p><b>5-foot sideyard setback if located in the sideyard</b></p> <p><b>if entirely in rear yard requires 3-foot interior side and rear setbacks including eaves.</b></p>
<b><u>BUILDING HEIGHT:</u></b>	<ul style="list-style-type: none"> <li><b>a. Single dwelling unit buildings and attached structures accessory thereto. 2 ½ stories. For maximum height see #4 below.</b></li> <li><b>b. Buildings and attached structures accessory to single dwelling unit buildings, but not attached thereto. 1 1/2 stories or 18-feet whichever is less.</b></li> <li><b>c. All other buildings and structures. 3 stories or 40-feet whichever is less.</b></li> <li><b>d. The maximum height to the highest point on a roof of a single or double dwelling unit shall be 30-feet. For lots that exceed 75-feet in width, the maximum height to the ridge line shall be 35-feet, and the maximum height may be increased by one inch for each foot that the lot exceeds 75-feet in width. In no event shall the maximum height exceed 40-feet.</b></li> </ul>
<b><u>ROOF OVERHANG:</u></b>	<p><b>Overhang may encroach into setback area with 3-foot minimum setback</b></p>
<b><u>TWO CAR GARAGES ARE REQUIRED:</u></b>	
<b><u>ADDITIONS TO/OR REBUILT HOME:</u></b>	<p><b>On a home that is to be rebuilt after a tear down, the first floor elevation of the new home may not be more than one-foot above the first floor elevation of the home that was torn down.</b></p>
<b><u>WATERBODIES:</u></b>	<p><b>50-feet from ordinary high water elevation. 75-feet from Lake Cornelia, Mirror, Indianhead and Arrowhead Lake.</b></p>
<b><u>FENCES:</u></b>	<p><b>4-feet in frontyard setback areas. Maximum height in rear and sideyard is 6-feet. Finished side to face neighbors. Check with Planning Department on corner lots.</b></p>
<b><u>FENCES/POOLS:</u></b>	<p><b>Fences for Pools: Pools are required to be entirely fenced with a non-climbable fence with a minimum height of 4-feet. The fence gate is to be self-closing and self-latching. Pool Setback: 14-feet to waters edge</b></p>
<b><u>ACCESSORY STRUCTURES:</u></b>	<p><b>If structure is located entirely in the rearyard setbacks are 3-feet from the rearyard and 3-feet from the sideyard including overhang.</b></p>

	<p>If structure is located in the sideyard setbacks are 5-feet from the side property line and 5-feet from the rear property line</p> <p>No accessory structure can be located in the frontyard setback area.</p>
<p><b><u>EAVES/PORCHES UNENCLOSED</u></b></p>	<p>Unenclosed overhanging eaves or porches supported by posts or columns not exceeding 80-square feet in area, that are not closer than 20-feet to a front property line, 3-feet to a side property line or 10-feet to a side street.</p>
<p><b><u>ALTERNATE SETBACKS</u></b></p>	<p>An addition to a single dwelling unit building with a nonconforming setback, or an addition to a structure accessory to a single dwelling unit building with a nonconforming setback, may be constructed within the existing nonconforming setback, which is the shortest distance from the applicable lot line to the existing structure, subject to the following limitations.</p> <ol style="list-style-type: none"> <li>1. The addition shall no exceed the existing square footage encroachment into the nonconforming setback of two hundred (200) square feet, whichever is less; and</li> <li>2. The addition may only be constructed on the same floor as the existing encroachment into the nonconforming setback.</li> </ol>

This synopsis does not contain the entire ordinance language pertaining to Single Dwelling Unit and Double Dwelling Unit Districts. Please feel free to contact the Planning Division at 952-826-0369 for further information or visit our website at [www.edinamn.gov](http://www.edinamn.gov) to read City Code Chapter 36 Article VIII.