

CONDENSED SETBACK REQUIREMENTS FOR CITY OF EDINA SINGLE FAMILY DWELLINGS

<p><u>FRONT STREET SETBACK:</u></p>	<p>30-feet for <i>new undeveloped subdivisions</i>. -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; or the front street setback shall be the average front street setback of all other dwelling units on the same side of that street between intersections.</p>
<p><u>SIDE STREET SETBACK:</u></p>	<p>15-Feet (a) Increase to front street setback if adjacent house faces side street. (b) 20 feet for garage facing side street</p>
<p><u>INTERIOR SIDE YARD:</u></p>	<p>5-feet for uncovered and unenclosed decks and patios.</p> <p>(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.</p> <p>(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".</p> <p>(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.</p> <p>(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.</p>
<p><u>REAR YARD:</u></p>	<p>*25-feet for principal structures;</p> <p>3-feet for accessory structures entirely within rear yard including eaves.</p> <p>5-feet for decks and patios. - 10-feet for pool with required 4-feet of decking. 14-feet to pools edge, 10- feet for pool equipment. 5-feet for hot tub with 4-feet of decking.</p>

	<p>setbacks are 3-feet from the rearyard and 3-feet from the sideyard including overhang.</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><u>EAVES/PORCHES UNENCLOSED</u></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><u>ALTERNATE SETBACKS</u></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"> 1. The addition shall not exceed the existing square footage encroachment into the nonconforming setback of two hundred (200) square feet, whichever is less; and 2. The addition may only be constructed on the same floor as the existing encroachment into the nonconforming setback.

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 to read City Code Chapter 36 Article VIII.