

CONDENSED SETBACK REQUIREMENTS FOR CITY OF EDINA SINGLE FAMILY DWELLINGS

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| <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> |

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| | <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.