



### **17.06.070. Lower Density Residential Zone (LDR1)**

#### **5. Yard Requirements**

The following minimum yard requirements shall apply in the LDR1 zone:

- a. **Front/Rear Yard.** Each lot or parcel in the LDR1 zone shall have a minimum front yard of at least twenty (20) feet. The minimum depth of a rear yard shall be twenty-five (25) feet.
- b. **Side Yard.** Each lot or parcel of land in the LDR1 zone shall have a side yard of at least six and a half (6-1/2) feet or six (6) inches of setback for every foot of building height, whichever is greater.

#### **7. Permissible Lot Coverage.**

- a. **Building Coverage.** In an LDR1 zone, all buildings, including accessory buildings and structures (including impervious surfaces, e.g. driveways), shall not cover more than seventy (70) percent of the area of the lot or parcel of land.
- b. **Landscaping.** At least thirty (30) percent of the area of any lot shall be maintained in landscaping. On any lot, concrete or asphaltic cement shall not cover more than forty (40) percent of a front yard, fifty (50) percent of a rear yard, and one hundred (100) percent of one (1) side yard.

### **17.06.080. Higher Density Residential Zone (HDR1)**

#### **6. Yard Requirements**

The following minimum yard requirements shall apply in the HDR1 zone:

- a. **Front/Rear Yard.** Each lot or parcel in the HDR1 zone shall have a minimum front yard of at least twenty-five (25) feet.

Exception. On a side street where a maximum of two lots face the street, a setback of not less than fifteen feet is permitted on the side street, unless there is a garage facing that street. In such case the garage setback shall be thirty feet. The minimum depth of a rear yard shall be twenty (20) feet.

- b. **Side Yard.** Each lot or parcel of land in the HDR1 zone shall have a side yard of at least six (6) feet or six (6) inches of setback for every foot of building height, whichever is greater.

#### **8. Permissible Lot Coverage**

- a. **Building Coverage.** In an HDR1 zone, all buildings, including accessory buildings and structures (including impervious surfaces, e.g. driveways), shall not cover more than seventy (70) percent of the area of the lot or parcel of land.
- b. **Landscaping.** At least twenty (20) percent of the area of any lot shall be maintained in landscaping. On any lot, concrete or asphaltic cement shall not cover more than forty (40) percent of a front yard, fifty (50) percent of a rear yard, and one hundred (100) percent of one (1) side yard.

### **17.06.110. Mixed Use Zone (MU1) Residential emphasis**

#### **6. Yard Requirement**

The following minimum yard requirements shall apply in the MU1 zone:

#### **7. Front Yard.** The following are the minimum depth of front yards:

- a. Minimum 20 feet or,

b. 20 feet for areas of parking lots, if a seven (7) foot landscape strip is located between street curb and sidewalk.

c. 15 feet only for principal buildings, if a seven (7) foot landscape strip is located between the street curb and the sidewalk. Parking and maneuvering areas are not included in this reduction, nor are accessory buildings.

d. 25 foot Maximum setback, with the following provisions:

Corner lots have two front yards along public streets.

**8. Rear Yard.** The following are the minimum depth of rear yards:

a. Twenty (20) feet when adjacent to an area designated as residential on the Comprehensive Plan's Preferred Land Use Map. Of that required yard, the ten (10) feet adjacent to the residentially designated area must be landscaped and include trees and shrubs.

b. Five (5) feet when adjacent to any area of land that is designated for a non-residential land use on the Comprehensive Plan. For the purposes of administering this section, "Neighborhood Commercial/Mixed-Use" designation on the Comprehensive Plan shall not be considered a residential zone.

**9. Side Yard.** The side yard setback is zero (0) except as described by the following:

a. Minimum side yard when adjacent to a residential zone or area designated for residential use on the City's Preferred Land Use Map shall be at least six (6) feet or six (6) inches of setback for every foot of building height, whichever is greater.

b. Minimum side yard of at least ten (10) feet shall be required when an abutting property with an existing building that has windows facing to that side.

**10. Distance Between Buildings**

No requirement except as regulated by the provisions of the latest edition of the Fire Code or Building Code of The City of St. Anthony as adopted by the action of the Council.

**11. Permissible Lot Coverage**

a. **Lot Coverage.** Maximum Lot Coverage is 90%. Lot coverage includes all buildings and structures including areas of hard surface such as sidewalks and driveways. No requirement except as may be dictated by the necessary provision of off-street parking and other applicable requirements.

b. **Landscaping.** Areas not included in lot coverage calculation shall be maintained in landscaping.

## **17.06.120. Mixed Use Zone (MU2)**

### **6. Yard Requirement**

The following minimum yard requirements shall apply in the MU2 zone:

**a. Front Yard.** The minimum front yard setback shall be zero (0) feet. The maximum front yard setback shall be ten (10) feet. No part of any building shall overhang the public right-of-way and no drainage shall be diverted into said public right-of-way. Parking spaces, drive aisles, and all maneuvering areas shall not be located within the first ten (10) feet of a front yard. This area shall be used for landscaping that will adequately screen parking areas from adjacent right-of-way.

**b. Rear Yard.** No requirement. When a building is adjacent to a residential zone or use the building shall match the rear yard requirements of the adjacent residential zone or use.

**c. Side Yard.** There shall be no side yard requirements. When a building is adjacent to a residential zone or use the building shall match the side yard requirements of the adjacent residential zone or use.

**7. Accessory Buildings.** Accessory buildings must meet all fire separation requirements established by any applicable building code, and shall:

**a.** Have a building footprint and height less than the main dwelling. Accessory buildings larger than two hundred (200) square feet require a building permit.

**b.** Comply with all lot coverage requirements and may not be in the front yard.

**c.** Only be used for those accessory uses allowed in the respective zone.

**d.** Maintain architecturally similar material and colors with main building.

### **8. Distance Between Buildings**

No requirement except as regulated by the provisions of the latest edition of the Building Code of The City of St. Anthony as adopted by the Council.

### **9. Permissible Lot Coverage**

**a. Lot Coverage.** Maximum Lot Coverage is 90%. Lot coverage includes all buildings and structures including areas of hard surface such as sidewalks and driveways. No requirement except as may be dictated by the necessary provision of off-street parking and other applicable requirements.

**b. Landscaping.** Areas not included in lot coverage calculation shall be maintained in landscaping.

### **D. Other Development Standards**

**1. Outdoor Storage or Display.** Outdoor storage or display requires a Special Use Permit.

**2. Entrances.** In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a principal building must have its main entrance from a public sidewalk or plaza or from a private sidewalk or plaza that is publicly accessible through a public use easement.