

RESIDENTIAL LOT STANDARDS

- Regardless of setback requirements, no buildings or structures are permitted within an easement. Fences and plantings, however, are permitted within easements.
- Fences and hedges are permitted in any required yard or along any property line. The maximum height is 6 feet in the rear or side yard and 3 feet in the front yard or where it would obstruct safe views from the driveway or street.
- All buildings and structures on corner lots have a minimum 20-foot side yard setback from the right-of-way.
- Accessory structures are permitted in all zoning districts. Please reference the “Accessory Structures” handout for setback and related requirements.
- Decks must meet the setback requirements for accessory structures in the appropriate zoning district.
- All swimming pools must be enclosed with a fence or elevation height that is a minimum of 4 feet and not exceeding 6 feet. A separate fence is not required where the combined heights of the pool and deck/railing is 4 feet or greater above grade and access points to the pool are provided with self-closing, self-latching, lockable gates, or a removable ladder. Please reference the “Pools & Spas” handout for more information.
- The following table summarizes the residential lot guidelines for detached single-family residences in the R-1 to R-4 zoning districts:

	ZONE R-1	ZONE R-2	ZONE R-3	ZONE R-4
Minimum lot area	3 acres	1.5 acres	N/A	N/A
Minimum lot depth	N/A	N/A	130 feet	120 feet
Minimum lot width	180 feet	100 feet	65 feet	55 feet
Front yard setback	30 feet	30 feet	25 feet	25 feet
Side yard setback	25 feet	25 feet	7.5 feet	7.5 feet
Side yard setback (attached garage)	20 feet	20 feet	5 feet	5 feet
Rear yard setback	50 feet	50 feet	35 feet	30 feet
Maximum driveway width at property line	28 feet	28 feet	28 feet	28 feet
Maximum principal structure height	35 feet	35 feet	35 feet	35 feet
Maximum impervious lot coverage	25%	30%	35%	40%

NOTE: Detached single-family residences are not permitted in the R-5 and R-6 zoning districts.

If you have any questions or need further information, please contact the Planning Division at 651-458-2827 or planning@cottagegrovemn.gov

Detached Single-Family Residence Lot Layout Example

