

Setbacks

Front yard

- Shall have a depth of not less than 25 ft in R2 and 35 ft in R3/ R4 districts. Corner lots shall have a front yard of 25 ft on each side which abuts the street in R1/R2 and 35 ft in R3/R4. Accessory structures are not permitted in this area.
**Riparian lots shall have front yards of 100 ft from the ordinary water level.

Side yard

- Each side of the building having a width** of not less than 10 ft in R2 and 15 ft in R3/R4, except a minimum 5 ft with the placement of any accessory structure.
**Whenever a lot has a width of less than 66 ft, the side yard on each side of the building may be reduced to a width of not less than ten percent of the width of the lot, but in no instance shall the side yard be less than 5 ft.

Rear yard

- Not less than 25 ft with respect to detached accessory structures which may locate 5 ft from the line.

These regulations apply to all two-family homes located in any residential district, but primarily centers on the R-2 district.

Residential Zoning District	Permitted Dwellings
R-1	Primarily Single Family
R-2	Single & Two Family
R-3	Low Density Multi-Family
R-4	High Density Multi-Family

Impervious surface

- Shall not exceed 30 percent of total area of the lot. Impervious structures are permanent structures taking the place of natural land.

Building Regulations

Maximum Height

- No structure shall exceed 2½ stories or 35 ft in height.
- A detached accessory structure cannot exceed 15 ft. for flat roof & 18 ft. for a pitched roof. Wall height cannot exceed 12 ft in height.

Special Regulations

- All residential structures shall have a permanent concrete or wood foundations & all single-family dwellings must be in compliance with the state building code.
- **Permits are required for structures over 120 sq. ft. contact the Building Department at 763-576-2720 for information pertaining to building permits and their requirements.**
- Two enclosed parking spaces of not less than 400 square ft are required for each dwelling unit.



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Single-Family & Two-Family Home Zoning & Building Requirements



SINGLE-FAMILY HOMES

Contained below are the general regulations for single-family homes in residential zoning districts. Located in section 74 of the City Code, these regulations apply to lot size, setbacks, building regulations, and impervious space (including but not limited to decks, patios, driveways and garages).

Lot Size Requirements

- In a R1/R2 district, single family lots shall have an area not less than 10,000 square ft., be at least 75 ft in width, and have a depth of at least 120 ft. Corner lots shall have at least 10 ft of extra width for establishing building setbacks on both streets.
- In R3/R4 districts, single-family lots shall have an area not less than 7,500 square ft and a width no less than 60 ft. Depth in a R3 district must be at least 130 ft. Depth in a R4 district shall not be less than 120 ft.
- Riparian lots shall not be less than 15,000 square ft and shall not be less than 75 ft in width, nor less than 200 ft in depth 50 ft frontage min. for lots on cul-de-sac streets.

Setbacks

Front yard

- Depth of not less than 25 ft in all districts. Corner lots shall have a front yard of 25 ft on each side which abuts the street. Accessory structures are not permitted in this area.
- Riparian lots shall have front yards of 100 ft from the ordinary water level.

Side yard

- Each side of the building shall have a width** of not less than 10 ft in all districts, except a minimum of 5 ft with the placement of any accessory structure. **Whenever a lot of record existing at the time of passage of the ordinance

from which this chapter is derived has a width of less than 66 ft, the side yard on each side of the building may be reduced to a width of not less than ten percent of the width of the lot, but in no instance shall the side yard be less than 5 ft.

Rear yard

- Not less than 25 ft; except for detached accessory structures which may locate 5 ft from the line.

These regulations apply to all single-family homes located in any residential districts.

Residential Zoning District	Permitted Dwellings
R-1	Primarily Single-Family
R-2	Single & Two Family
R-3	Low Density Multi-Family
R-4	High Density Multi-Family

Impervious surface

- Shall not exceed 35 percent of total area of the lot. Impervious structures are permanent structures taking the place of natural land.

Building Regulations

Maximum Height

- No structure shall exceed 2½ stories or 35 ft in height.
- A detached accessory structure cannot exceed 15 ft for flat roof & 18 ft for a pitched roof. Wall height cannot exceed 12 ft in height.

Special Regulations

- All residential structures shall have a permanent concrete or wood foundations & all single-family dwellings must be in compliance with the state building code.
- **Permits are required for any structure over 120 sq. ft. Contact the Building Department at 763-576-2720 for information pertaining to building permits and their requirements.**
- Two enclosed parking spaces of not less than 440 sq. ft. are required for all single-family dwellings.



TWO FAMILY HOME

Contained below are the general regulations for two-family homes in residential zoning districts. Located in section 74 of the City Code, these regulations apply to lot size, setbacks, building regulations, and impervious space (including but not limited to decks, patios, driveways and garages).

Lot Size Requirements

- In a R2 district, a lot on which there is erected a two-family home shall have an area of not less than 10,500 square ft, a width of not less than 80 ft, and a depth of not less than 120 ft.
- In a R3 district, the area should be not less than 10,500 square ft, have a width of not less than 75 ft, and a depth of not less than 130 ft.
- In an R4 district, a lot shall contain an area of not less than 8,000 square ft, be not less than 60 ft wide, and be not less than a 125 ft in depth.
- Riparian lots (located on watercourse) shall have an area not less than 15,000 square ft, not less than 75 ft wide, and be not less than 200 ft in depth.
- Corner lots shall have at least 10 ft of extra width.