

## **Zoning Code Definitions:**

**Alley:** A public thoroughfare less than thirty feet in width which provides secondary access to the abutting property.

**Curb:** A stone, concrete, or other improved boundary usually marking the edge of the roadway or paved area.

**Easement:** A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

**Frontage:** That part of a lot fronting on one side of a street between the side lot lines or between a street right-of-way and a side lot line.

**Lot:** One unit of a recorded plat or subdivision occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this code, having not less than a minimum area required by this code for a building frontage on a street.

**Lot Corner:** A lot situated at the intersection of two or more streets or bounded on two or more adjacent sides by street lines.

**Lot Coverage:** The area or percentage of a lot's horizontal surface occupied by the combined sum of all structures.

**Lot Depth:** The shortest horizontal distance between the front lot line and the rear lot line measured from a ninety degree angle from the street right-of-way within the lot boundaries.

**Lot Double Frontage/Through:** A lot having its front and rear yards each abutting on a street, not including an alley.

**Lot Interior:** A lot other than a corner lot.

**Lot Line:** The property line bounding a lot.

**Lot Line Front:** The lot line separating the lot from the street other than the alley. In the case of a corner lot, the front lot line is the shortest lot line along a street other than an alley. In the case of a through lot, each street has a front lot line.

**Lot Line, Rear:** The lot line which is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line 10 feet in length within the lot parallel to and at a maximum distance from the front lot line.

**Lot Line Side.** Any lot line not a front or rear lot line.

**Lot, Width.** The shortest horizontal distance between the side lot lines measured at the building setback line.

**Lot of Record:** A lot or parcel for which a deed has been recorded in the office of the County Register of Deeds prior to the date of adoption of this Ordinance.

**Right-of-way:** The area between property lines of a road, street, alley, pedestrian way or easement or another street.

**Setback:** The minimum horizontal distance between a structure, sewage treatment system, or other facility and an ordinary high-water level, sewage treatment system, top of a bluff, road, highway, property line, or other facility.

**Street:** A public way for vehicular traffic, whether designated as a street, highway, arterial parkway, throughway, road, avenue, lane, place, or however otherwise designated.

**Street Frontage:** That portion of a parcel of land abutting one or more streets. An interior lot has one street frontage and a corner lot two such frontages.

**Yard:** An open space between a building and any lot line which is open to the sky not obstructed by any permanent or temporary uses or structures.

**Yard Front:** A yard extending across the full width of the lot and lying between the front lot line and the front building line.

**Yard Rear:** A yard extending across the width of the lot and lying between the rear lot line and the nearest line of the principal building.

**Yard Side:** A yard extending from the front lot line to the rear lot line and lying between the side lot line and nearest line of a building.

## **R-1**

### **A. Front and corner yard requirements:**

1. A minimum front yard of 25 feet shall be required, or match the longest existing setback in the block if two or more residences are already erected.
2. On corner lots recorded as of March 2014, the side street front yard may be reduced to 15 feet.
3. A front yard shall be provided on each street-facing side of a corner lot.

### **B. Interior side yard requirements:**

1. Lots under 100 feet in width: minimum side yard of 4 feet.
2. Lots 100 feet or wider: minimum side yard of 10 feet.

### **C. Rear yard requirements:**

1. Minimum rear yard depth: 5 feet.
2. Rear-loading accessory structures must be set back at least 10 feet from the rear lot line.

### **D. Setback exceptions:**

1. Cornices, canopies, and eaves may extend up to 4 feet 6 inches into a required front or rear yard, and 2 feet into a side yard.
2. Fire escapes may extend up to 4 feet 6 inches into a required front or rear yard.

3. A landing or uncovered porch may extend up to 6 feet into a front yard, provided the floor is no higher than the entrance floor and any railing is no higher than 3 feet 6 inches.
4. Fences, walls, or hedges may occupy yards except within a 25-foot triangular visibility triangle at street intersections.

E. Reasonable accommodation:

1. A temporary exception to yard requirements may be granted to accommodate individuals with disabilities under the Federal Fair Housing Act upon application for an administrative permit.
2. Findings required:
  - i. The dwelling is used by an individual with a qualifying disability.
  - ii. The request is necessary to provide housing.
  - iii. Construction uses conventional building materials.
  - iv. The accommodation shall be removed once the individual no longer resides there.
  - v. The request shall not impose an undue burden on the City.
  - vi. The request shall not fundamentally alter the City's zoning policies.

F. Landscaping Requirements:

1. All new residential lots shall be landscaped, excluding hard-surfaced areas.
2. A minimum of two shade trees with a trunk diameter at breast height (DBH) of at least two inches shall be planted and maintained on each lot.
  - i. Lots exceeding 20,000 square feet in area shall require one additional tree for every 10,000 square feet above 20,000 square feet.
  - ii. All required trees shall be located to provide long-term canopy benefit, and species shall be selected from a list approved by the City or Tree Committee.
  - iii. Trees shall be planted in locations that meet or exceed minimum setback requirements and do not interfere with utilities, sidewalks, or driveways.

**ORDINANCE NO. 19-02**

Solar energy systems shall be placed to limit visibility from the public right-of-way to the extent possible and to blend into the building design, provided that minimizing visibility still allows the owner to reasonably capture solar energy.

All equipment and structures shall meet the minimum setback for principal structures in the A-1 Agricultural District.

Shall have direct access from a public right of way.

Solar Access Easements Allowed. The City elects to allow solar easements to be filed consistent with Minnesota Statutes, Chapter 500.30, as may be amended from time to time.

Owners of land or solar skyspace are responsible for negotiating, drafting, and executing solar easements. Solar easements shall be filed with the City and the Sibley County Recorder's Office.

#### **Ordinance 2008-04 Improvements**

This has a lot of definitions and good material on assessments and city care

#### **Ordinance 2009-01 Gas Franchise**

Public way: any street, alley, walkway, or any other public right-of-way within the city.

#### **Ordinance 2009-02 Parking**

Prohibits parking on a boulevard

#### **Ordinance 2011-02 Sidewalks**

Requires residents to care for snow removal on sidewalks

#### **Ordinance 2024-02 Trees**

Discusses that the city may deem ANY tree a public nuisance and bill the property owner if they refuse to take care of it.

#### **Law Insider:**

Boulevard Tree means any tree which exists in an area of right-of-way between the edges of the street, whether curbed or not, and the adjacent private property line; within a public easement; or more than one-half of the tree trunk at ground level is within the right-of-way.

#### **City of Farmington Website**

What is a boulevard?

Boulevards are the city-owned portion of the street right-of-way between the curb and the private property line. Most property lines do not go all the way to the back of the street curb. There does not necessarily have to be a sidewalk or trail along the road to make an area a boulevard.