

Residential Districts Minimum Setbacks						
	A	R-1	R-2	R-3	R-4	R-6
Principal Structures						
Front Street Setback						
Local Street	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW 73' from CL	30' from ROW	25' from ROW	25' from ROW
Collector Street (Does not include county roads)	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW	30' from ROW	30' from ROW
Arterial Street	135' from CL	135' from CL	135' from CL	<i>40' from ROW</i>	<i>40' from ROW</i>	<i>40' from ROW</i>
County Roads, US & State Highways	135' from CL	135' from CL	135' from CL	135' from CL	135' from CL	135' from CL
Highway 8 Frontage	150' from ROW	150' from ROW	150' from ROW	150' from ROW	150' from ROW	150' from ROW
Side Street Setbacks (corner lots)						
Local Street	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW 73' from CL	20'	20'	15'
Collector Street (Does not include county roads)	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW 73' from CL	30'	25'	20'
Arterial Street	135' from CL	135' from CL	135' from CL	<i>30'</i>	<i>35'</i>	<i>30'</i>
County Roads, US & State Highways	135' from CL	135' from CL	135' from CL	135' from CL	135' from CL	135' from CL
Highway 8	150' from ROW	150' from ROW	150' from ROW	150' from ROW	150' from ROW	150' from ROW
Interior Side Yard Setback	40'	10'	10'	10'	10'	½ height of building
Rear Yard Setback	50'	35'	35'	35'	35'	35'
Maximum Building Height in Stories	3	3	3	3	3	3
Maximum Building Height in Feet	35'	35'	35'	35'	35'	45'
Accessory Structures						
Front Street Setback	Same distance as Principal Structure					
Side Street Setbacks (corner lots)	Same distance as Principal Structure					
Interior Side Yard Setback	40' farm buildings 3' non-farm buildings	3'	3'	3'	3'	3'
Rear Yard Setback	50' farm buildings 3' non-farm buildings	3'	3'	3'	3'	3'
Maximum Building Height in Stories	N/A farm buildings 3 non-farm buildings	1	1	1	1	1
Maximum Building Height in Feet	N/A farm buildings 35' non-farm buildings	25'	25'	18'	18'	18'
Parking, Driveway Setback	5'	5'	5'	5'	5'	15'
No structures can be placed in easements.						
Arterial Streets: All State and County Highways, East Viking Boulevard (Anoka County to Glen Oak Drive)						
Collector Streets: Goodview Avenue, Pioneer Road, West Comfort Drive, Innsbrook Avenue, Heath Avenue, East Viking Blvd. (East of Glen Oak Drive), and 250th Street / Greenway Avenue (Washington County to Highway 61 / Forest Boulevard)						

	Septic Tank	Septic Drainfield	Deep Well	Shallow Well	Property Line	OHWL	Wetland
Above Ground Swimming Pool	10'	20'	N/A	N/A	See Zoning District	See Section 12	20'
In-Ground Swimming Pool	10'	20'	20'	20'	See Zoning District	See Section 12	20'
Deep Well	50'	50'	N/A	N/A	N/A	50'	N/A
Shallow Well	50'	100'	N/A	N/A	N/A	50'	N/A
Septic Tank	N/A	N/A	50'	50'	10'	See Section 12	N/A
Septic Drainfield	N/A	N/A	50'	100'	10'	See Section 12	N/A
Building	10'	20'	3' to overhang of roof	3' to overhang of roof	See Zoning District	See Section 12	20'

