

Commercial District Minimum Setbacks							
	Municipal Sewer & Water					Well & Septic	
	CBD	C	OHC	MXD	I	C	I
Principal Structures							
Front Yard Setbacks (feet)							
Local Street	0	20	40	15	25	40 - ROW	73 - CL 40 - ROW
Collector Street	0	20	40	20	35	73 - CL 40 - ROW	73 - CL 40 - ROW
Arterial Street	0	35	40	20	35	135 - CL 150 - Hwy. 8	150 - CL CSAH 135 - CL CR
Highway 8 Frontage	-	150	-	150	-		
Side Street Setbacks (corner lots, feet)							
Local Street	0	20	40	10	20	40 - ROW	73 - CL 40 - ROW
Collector Street	0	20	40	15	20	73 - CL 40 - ROW	73 - CL 40 - ROW
Arterial Street	0	25	40	20	25	135 - CL 150 - Hwy. 8	150 - CL CSAH 135 - CL CR
Interior Side Yard Setback (feet)	0	0 / 20 ¹	15	10 / 20 ¹	15 / 30 ¹	20 / 40 ¹	20 / 40 ¹
Rear Yard Setback (feet)	0	20	20	10	15	35	35 / 70 ¹
Parking Area Setback (feet)							
Front	10	10	15	10	15	10	15
Side	10	10 / 20 ¹	15	10	15	10 / 20 ¹	15
Rear	10	10 / 20 ¹	15	10	15	10 / 20 ¹	15
Max Building Height (stories)	4	4	4	4	4	4	4
Max Building Height (feet)	45	45	45	45	45	45	45
Accessory Structures							
Front Street Setback (feet)	Same distance as Principal Structure						
Side Street Setbacks (corner lots, feet)	Same distance as Principal Structure						
Interior Side Yard Setback (feet)	0 / 5 ¹	3 / 6 ¹					
Rear Yard Setback (feet)	0 / 5 ¹	3 / 6 ¹					
Maximum Building Height in Stories	1	1	1	1	1	1	1
Maximum Building Height in Feet	25	25	25	25	25	25	25
¹ - When adjacent to a Residential District.							
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'

