

**City of Newport, MN
Ordinance No. 2019-01**

**An Ordinance Amending Chapter 36, Article IV, Section 36-208-
Residential Lot Area, Depth, Width, Coverage, Setbacks, and Heights**

Chapter 36- Zoning

ARTICLE IV- Residential Districts

Sec. 36-208. - Residential lot area, depth, width, coverage, setbacks and heights.

The following minimum requirements shall be required in all residential districts:

| | RE | R-1A | R-1 | R-2 | R-3 | R-4 |
|---|-------------|-------------|-----------|-------------|-------------|---------|
| Minimum Lot Area per Unit (Square Feet) | | | | | | |
| Dwellings, single-family | 2 Acres | 15,000 | 7,800 | 9,100 | 9,100 | 7,200 |
| Dwellings, two family | — | — | — | 7,800 | 7,800 | 6,000 |
| Dwellings, more than two family | — | — | — | 5,750 | 3,000 | 3,650 |
| Other uses | 2 Acres | 1 Acre | 1 Acre | 1 Acre | 1 Acre | 1 Acre |
| Minimum Lot Depth in Feet | 200 | 150 | 130 | 130 | 130 | 120 |
| Minimum Lot Width in Feet (Number in parenthesis is the lot width for a corner lot) | | | | | | |
| Dwellings, single-family | 160 / (200) | 100 / (120) | 60 / (75) | 70 / (90) | 70 / (90) | 50/(60) |
| Dwellings, two family | — | — | — | 120 / (140) | 120 / (140) | 60/(80) |
| Dwellings, more than two family | — | — | — | 120 / (140) | 120 / (140) | n/a |
| Other uses | 160 | 100 | 70 | 120 | 120 | n/a |
| Minimum front yard in feet*** | 40 | 30 | 30 | 30 | 30 | 20 |
| Minimum side yard in feet (Number in parenthesis is the setback for a corner lot, street side) | | | | | | |

| | | | | | | |
|---|--|------------|--|------------|------------|--------------------------------------|
| Dwellings, single-family or two family | 20 (40) | 10 (30)** | 10 / (30)** | 10 (30) | 10 (30) | SF 9 ft/5ft 2-family or corner 10 ft |
| Dwellings, more than two family | — | — | — | 20 (40) | 20 (40) | 20 (40) |
| Dwellings and garages, more than two-family if adjacent to RE, R-1A or R-1 District | N/A | N/A | N/A | 50 | 50 | 50 |
| Garages or accessory structures***, single and 2-family | 20 (40) | 5 / (30) | 5 / (30) | 10 (30) | 10 (30) | 5/(20) |
| Other uses | 20 | 30 | 30 | 20 | 20 | 20 |
| Minimum rear yard in feet | | | | | | |
| Dwellings, single-family or two family | 50 | 30 | 30 | 30 | 30 | 25 |
| Dwellings, more than two family | — | — | — | 30 | 30 | 30 |
| Garages or accessory structures*** | 20 | 5 | 5 | 30 | 30 | 5 SF/30MF |
| Other uses | 50 | 40 | 40 | 40 | 40 | 25 |
| Maximum lot coverage, impervious surfaces, single family dwelling units | 20 percent | 20 percent | 35 percent (25 percent in Shoreland District ****) | 35 percent | 35 percent | 50 percent |
| Maximum lot coverage, impervious surfaces, dwellings, more than 2 family | N/A | N/A | N/A | 50 percent | 50 percent | 60 percent |
| Maximum building | 35 feet or 3 stories, whichever is greater, in all districts, but in no case higher than 1,000 feet U.S.G.S. sea level elevation; 25 feet in Shoreland | | | | | |

| | | | | | | |
|-----------------------|------------------------------|-----|-----|-----|-----|-----|
| height in feet *** | Management Overlay District. | | | | | |
| Public sewer required | No | Yes | Yes | Yes | Yes | Yes |

* Regardless of the setback standards noted in this table, the distance between a proposed foundation wall and an existing foundation wall on an adjacent lot may not be less than 15 feet.

** Side setbacks for substandard lot widths in R-1A: Ten percent of lot width (25 percent for corner lot, street side). Side setbacks for substandard lot widths in R-1: 15 percent of lot width (33 percent for corner lot, street side).

*** See additional standards in section 36-209. Minimum front setback from the right-of-way of a collector or arterial roadway is 50 feet.

**** See Shoreland management district regulations § 36-344.

The City Council of the City of Newport ordains Chapter 36, Article IV, Section 36-208 approved on the 17th Day of January 2019.

Motion by: Elliott, Seconded by: Sumner

| | | |
|-------|-------------|--------|
| VOTE: | Lund | Aye |
| | Chapdelaine | Absent |
| | Sumner | Aye |
| | Elliott | Aye |
| | Ingemann | Aye |

Attest: Debra Hill
 Deb Hill, City Administrator

Signed: Dan Lund
 Dan Lund, Mayor