

City of Arden Hills Chapter 13 Zoning Code

	R-1	R-2	R-3	R-4	NB	B-1	B-2	*B-3	*B-4	CC	*G-B	I-1	I-2	I-FLEX	CD	POS	INST
1. Minimum Lot Area (SF per Dwelling Unit)																	
Single Family	14,000	11,000	11,000	11,000	=	=	=	=	=	=	=	=	=	=	=	=	=
Two Family	14,000	8,000	8,000	8,000	=	=	=	=	=	=	=	=	=	=	=	=	=
Multiple Family PUD	=	=	5,450	3,630	=	=	2,178	=	=	=	=	=	=	=	=	=	=
2. Minimum Lot Area (SF)																	
Non-Residential Uses	14,000	11,000	11,000	11,000	13,000	13,000	13,000	13,000	=	20,000	5 AC	30,000	24,000	24,000	=	=	13,000
Mixed Use Project or Multiple Occupancy Center	=	=	=	=	=	=	13,000	=	5 AC	=	20 AC	=	=	=	=	=	=
Single Use Project or Free Standing Building	=	=	=	=	=	=	13,000	=	2 AC	=	10 AC	=	=	=	=	=	=
3. Minimum Lot Size (ft)																	
Width/Depth																	
Non-residential	=	=	=	=	100/130	100/130	100/130	100/130	100/130	100/100	100/130	100/130	100/130	100/130	=	=	100/130
Single Family	95/130	85/120	85/120	85/120	=	=	=	=	=	=	=	=	=	=	=	=	=
Two Family	95/130	85/120	85/120	85/120	=	=	=	=	=	=	=	=	=	=	=	=	=
4. Height (ft.)	35	35	35	35	35	35	50	35	35	35	35	35	45	45	35	35	35
5. Floor Area Ratio (F.A.R.)	0.3	0.3	0.3	0.3	0.7	0.7	0.8	0.8	0.3	0.8	=	0.6	0.8	0.8	0.3	0.3	0.7
6. Lot Covered by Structure	25%	25%	25%	25%	35%	35%	45%	40%	25%	40%	=	30%	40%	40%	25%	25%	35%
7. Min. Landscape Lot Area	65%	65%	65%	65%	35%	25%	20%	25%	25%	20%	35%	35%	25%	25%	65%	65%	25%
8. Minimum Building Setbacks (ft)																	
Front yard	40	40	40	40	20	50	20 50	50	50	20	50	55	50	50	40	40	50
Rear Yard (Principle)	30	30	30	30	20	20	20	20	20	20	20	20	20	20	30	30	20
Rear Yard (Accessory)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Side Yard Interior - Principal (Min/total both yards on lot)	10/25	5/15	5/15	5/15	5/15	20/40	10-20	20/40	20/40	10-20	20/40	** 20/40	20/40	20/40	10/20	10/20	20/40
Side Yard Interior - Accessory	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Side Yard Corner	40	40	40	40	20	50	20	50	50	20	50	50	50	50	40	40	50
Other Setbacks																	
Lakeshore - High Water Mark***	=	=	=	=	30	100	=	100	100	60	100	100	100	100	=	=	100
Abutting Residential Zoning District	=	=	=	=	=	=	=	=	=	100	=	=	=	=	=	=	=
9. PUD & SUP Maximum Dwelling Unit Density Per Net Acre	3	5.5	8	12	=	=	20	=	=	20	12	=	=	=	=	=	=

*See Sections 1320.07 – 1320.14 for further requirements.

** But in no case less than 1/2 Building Height.

*** See Section 1330.03.

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**** Total housing units and building square footage will be determined based on the capacity of the adjacent roadways and intersections as determined by the required traffic study and may be reduced.