

This guide is intended to serve as a reference regarding bulk regulations that apply within the city's various residential zoning districts. Bulk regulations cover such items as minimum lot size and lot area, building setbacks, maximum lot coverage, and other similar code provisions.

This guide is intended to be general in nature and should not be considered as the final or definitive authority on any of the matters it addresses.

If you have questions or would like more specific information, please contact:

**City of Faribault
Planning & Zoning Division
208 NW 1st Avenue
Faribault, MN 55021
(507)334-2222**

Q *Can I get a variance if I can't meet all of the requirements?*

A The City Council is authorized to grant a variance from any of the bulk regulations when a landowner demonstrates a legitimate hardship. Please contact the Planning and Zoning Division for more information.

City of Faribault
208 First Avenue NW
Faribault, MN 55021

RESIDENTIAL DISTRICTS

LOT AND SETBACK STANDARDS



A General Guide For
Property Owners



**Planning and Zoning
Division**

Bulk Regulations- Residential Districts

	R-1	R-1A	R-2	R-3	R-4	
Minimum Lot Area (sq. ft.)						
Single family detached dwelling:						
Served by municipal sewer/water	10,000	9,000	8,500	6,000	6,000	
Not served by municipal sewer/water	1 acre	1 acre	1 acre	1 acre	1 acre	
Single family attached dwellings:						
End units	-	7,000	7,000	6,000	6,000	
Interior units	-	-	4,000	4,000	4,000	
Duplex, multi-family dwellings (per unit):						
Platted after 5/28/74	-	7,000	6,000	4,800	*	* See note A below
Platted prior to 5/28/74	-	-	4,800	4,800	*	
All other uses (per lot):	20,000	15,000	15,000	12,000	10,000	
Minimum Lot Width						
Single family detached dwelling:	75 feet	70 feet	66 feet	66 feet	66 feet	
Single family attached dwelling:						
End units	-	60 feet	60 feet	60 feet	60 feet	
Interior units	-	-	35 feet	35 feet	35 feet	
Duplex (per building):	-	70 feet	66 feet	66 feet	66 feet	
Multi-family (per building):	-	-	100 feet	100 feet	100 feet	
Minimum Lot Depth	-	-	-	-	100 feet	
Maximum Lot Coverage	40%	40%	40%	60%	70%	
Building Setback Requirements						
Front	25 feet	25 feet	25 feet	25 feet**	25 feet**	
Side	10 feet	10 feet	10 feet	10 feet**	15 feet**	**See note B below
Corner side	25 feet	25 feet	25 feet	25 feet**	25 feet**	
Rear	10 feet	10 feet	10 feet	10 feet**	15 feet**	

A. Lot area requirement, R-4 District. The lot area requirement for multi-family uses in the R-4 District is two-thousand (2,000) square feet per one bedroom dwelling unit plus five-hundred (500) square feet for each additional bedroom within the dwelling unit. In the case of nursing homes, dormitories, hospitals, and other residential facilities, the area requirement shall be one thousand (1,000) square feet for each resident occupancy of the structure.

B. Yard setback requirements, R-3 and R-4 Districts. Required building setbacks for the R-3 and R-4 Districts, as indicated in Table 10-2, are based on a building height of up to thirty-five (35) feet. For each additional two (2) feet of building height, an additional one (1) foot will be added to the required setback for all yards.