**Section 840.2.05. (R2) Lot Standards.** The following standards shall be observed, subject to additional requirements, exceptions and modifications set forth in the city code:

**Subd. 1.** Density of Development: Development or redevelopment shall be consistent with the density requirements of the Comprehensive Plan.

**Subd. 2.** Minimum Lot Size (Single Family Detached): 8,000 square feet

**Subd. 3.** Minimum Lot Size (Two Family Dwelling): 5,000 square feet per unit

**Subd. 4.** Minimum Lot Width (Single Family Detached): 60 feet. The minimum lot width shall be increased to 90 feet for lots with a side yard adjacent to a collector or arterial roadway.

**Subd. 5.** Minimum Lot Width (Two Family Dwelling): 50 feet per unit. The minimum lot width shall be increased to 70 feet for a unit with a side yard adjacent to a collector or arterial roadway.

**Subd. 6.** Minimum Lot Depth: 90 feet

**Subd. 7.** Minimum Front Yard Setback: 25 feet, except as follows:

(a) Additional setback for garage doors facing streets: Garage doors which face a street shall be set back a minimum of 30 feet.

(b) Reduced setback for side-load garage: The front yard setback may be reduced to 20 feet if garage doors do not face the street and if garage walls facing the street include a window or architectural elements to give the appearance of living space.

**Subd. 8.** Minimum Rear Yard Setback: 25 feet. The rear yard setback may be reduced to 15 feet if abutting a preserved open space or common area, but may not be reduced if abutting public park property.

**Subd. 9.** Minimum Interior Side Yard Setback (Single Family Detached):

* 1. The combined total of both side yards shall be a minimum of 15 feet
	2. Neither side yard shall be less than 5 feet
	3. One of the side yards shall be 10 feet or greater

**Subd. 10.** Minimum Interior Side Yard Setback (Two Family Dwelling): 10 feet, except the side yard setback shall be reduced to zero for the common wall between two dwelling units.

**Subd. 11.** Street Setbacks: A required yard setback adjacent to a public or private street shall be increased based on the classification of the street in the Comprehensive Plan as follows:

(a) Local Roadway or Private Street: 25 feet, except as follows:

(i) Additional setback for garage doors facing streets: Garage doors which face a street shall be set back a minimum of 30 feet.

(ii) Reduced setback for side-load garage: The front yard setback may be reduced to 20 feet if garage doors do not face the street and if garage walls facing the street include a window or architectural elements to give the appearance of living space.

(b) Minor Collector Roadway: ~~35~~ 30 feet

(c) Major Collector or Arterial Roadway: 50 feet

**Subd. 12.** Maximum Impervious Surface Coverage:50 percent of the total lot area. Impervious surface coverage may exceed this amount if stormwater management practices are implemented on the lot which, according to the City Engineer, reduce runoff below that which would occur if abiding by the maximum impervious surface regulation. However, in no case shall impervious surface coverage exceed 60 percent of the lot area remaining after wetlands and stormwater ponds have been excluded.