

CITY OF HIBBING BUILDING. & HOUSING DEPARTMENT

ZONING INFORMATION HANDOUT FOR RESIDENCE DISTRICTS AS FOLLOWS:

NOTICE TO USER: The information in this handout is only intended to help with permit applications for the **R-1, Single Family Residence; R-2, One To Four Family Residence; R-3, Multiple Family Residence; and R-4, Multiple Family Residence Zoning Districts**. The zoning regulations listed below are brief and generalized explanations in order to help you fill out a Building Permit and/or Zoning Permit Application and to complete the Site Plan Form attachment (as required). Please note, as per permit application instructions or as required, the applicant may be responsible to provide more information and detailed construction plans. For practical purposes this handout does not list all zoning regulations contained in Chapter 11, Land Use Regulations of the Hibbing City Code of Ordinances that may apply to your situation or project, therefore your compliance with the regulations listed herein does not guarantee the approval of any permit application.

Zoning codes are subject to change, and so the zoning regulations listed in this handout may no longer be current and therefore would be considered invalid (ignorance of the codes is no excuse in the eyes of the law). You are advised to consult with the Hibbing Zoning Administrator for the current zoning codes, including the other zoning codes not listed in this handout that may apply to your situation or project, or any other zoning (land use) related questions that you may have.

NOTE: Building (and/or Zoning) Permits are required for construction, enlargement, addition, remodeling, or placement of any structure, small storage sheds, and fences. When applicable the stricter regulations of the Flood Plain and Shoreland Ordinances shall apply (such as but not limited to setbacks). Grading/Filling/Excavation Permit applications are required for zoning compliance and conformance with the Minnesota Wetland Conservation Act (WCA). Property owners are responsible to know where their property and easement lines are. *When planning for new improvements always be aware of the locations of existing utilities – sewer, water, electrical, gas, phone and cable lines.* The City of Hibbing does not provide land surveying services.

1. MINIMUM BUILDING SETBACK (DISTANCE) REGULATIONS FROM PROPERTY LINES TO BUILDING WALL IN THE R-1, R-2, R-3, AND R-4 RESIDENCE DISTRICTS ARE AS FOLLOWS:

- A. Front Yard Setback: *Principal Structure* (i.e. Dwelling And Any Attached Garage): 25 Feet *(setback averaging).
Accessory Structure (i.e. Detached Garage, Storage Shed): 25 Feet *(setback averaging).

**The Zoning Administrator has the authority to adjust this setback under certain conditions as stipulated in the ordinance.

- B. Corner Lot Setbacks: Above Noted Front Yard Setbacks Apply To Principal And Accessory Structures For Each Yard Abutting Street Right-Of-Way Lines (a.k.a. property lines).

- C. Side Yard Setbacks: *Principal Structure:* 5 Feet (In the R-3 and R-4 Districts only; each side yard setback shall be 10% of The lot frontage, with a minimum being 5 feet, or up to a maximum of 10 feet where lot frontage is greater than 50 feet.).
Accessory Structure (Detached): 5 feet.

- D. Rear Yard Setback: *Principal Structure:* 30 Feet In R-1 District; 25 Feet In R-2 District; 20 Feet In R-3 and R-4 Districts.
Accessory Structure (Detached): 5 Feet.

2. TOTAL MAXIMUM ACCESSORY STRUCTURE SIZE LIMITS (including attached garages) ARE AS FOLLOWS:

	Total Max. Size	Per Contiguous Lot Area
<u>R-1 District:</u>	1200 Sq. Ft.	Up To 9000 Sq. Ft.
	1500 Sq. Ft.	Over 9000 Sq. Ft. To 14,000 Sq. Ft.
	1800 Sq. Ft.	Over 14,000 Sq. Ft. To 18,000 Sq. Ft.
	Over 1800 Sq. Ft.	Over 18,000 Sq. Ft., And Subject To CUP
	<i>Approval As Per Regulations Stipulated In City Code Sec. 11.05, Subd 2. A (4)</i>	
<u>R-2 & R-3 Districts:</u>	1000 Sq. Ft.	Up To 7500 Sq. Ft.
	1200 Sq. Ft.	Over 7500 Sq. Ft. To 14,000 Sq. Ft.
	1500 Sq. Ft.	Over 14,000 Sq. Ft. To 18,000 Sq. Ft.; Or
	700 Sq. Ft. per dwelling unit for duplex, R-2 multiple family residence, including R-3 townhouse;	Over 18,000 Sq. Ft., And Subject To CUP
	Over 1500 Sq. Ft., Up To 1800 Sq. Ft.	<i>Approval As Per Regulations Stipulated In City Code Sec. 11.05, Subd. 2. A (5);</i>
<u>R-2 District Only:</u>		
<u>R-3 District Only:</u>	500 Sq. Ft. per dwelling unit for multiple family residence	
<u>R-4 District:</u>	1000 Sq. Ft. 700 Sq. Ft. per dwelling unit for duplex, or for townhouse; or 500 Sq. Ft. per dwelling unit for multiple family residence	Per Lot; or

[See City Code Sec. 11.06, Subd. 2, A for applicable wall and roof peak height limits for above]

(Revised 9/22/14)