

CITY OF HIBBING BUILDING, & HOUSING DEPT.: ZONING INFORMATION HANDOUT FOR

AGRICULTURAL, RURAL, AND SUBURBAN-RESIDENTIAL DISTRICTS AS FOLLOWS:

NOTICE TO USER: The information in this handout is only intended to help with permit applications for the A-1, Agricultural; A-R, Agricultural-Rural Residential; R-R, Rural Residential; and S-R, Suburban Residential 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 may be required). Please note, as per permit application instructions or as required, the applicant may be responsible to provide construction plans and additional information. For practical purposes this handout does not list all the 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 shed, (and fence in S-R District). For purposes of zoning compliance and conformance with the Minnesota Wetland Conservation Act (WCA) Grading/Filling/Excavation Permit applications are also required. Property owners are responsible to know where their property and easement lines are. *When planning for new improvements always be aware of locations of existing utilities – sewer, water, electrical, gas, phone and cable lines.* The City of Hibbing does not provide land surveying services.

I. MINIMUM SETBACK REGULATIONS IN THE A-1, A-R, R-R, AND S-R DISTRICTS ARE AS FOLLOWS:

A. Road Setback: minimum distance from centerline of driving surface to the building wall for the following roads – 1) Principal and Major Arterials – 100 feet; 2) Major Collectors – 85 feet; 3) Minor Collectors and Local Roads – 68 feet; or 35 feet from the road right-of-way line whichever distance is greater (example: if road right-of-way is 66 ft. wide, find centerline, measure 33 ft., then add minimum setback of 35 ft. This equals 68 ft. road setback from centerline). Right-of-way lines are property lines.

B. Lot Line Setbacks For Principal And Accessory Structures (minimum distances from property line to building wall):

<u>Principal Structure:</u>	<u>Side Yard Setbacks:</u>	<u>Rear Yard Setback</u>	<u>Note:</u> Principal Structure is a dwelling which includes any attached garage.
A-1 District	75 Feet	75 Feet	
A-R District	50 Feet	50 Feet	
R-R District	25 Feet	50 Feet	
S-R District	20 Feet	45 Feet	

Accessory Structure (detached non-principal use buildings such as but not limited to garages and storage sheds):

A-1 District	75 Feet
A-R District	50 Feet
R-R and S-R Districts	10 Feet

C. Shoreline Setbacks (from ordinary high water level) For All Buildings: 100 Feet In A-1 District; 75 Feet In A-R District. Flood Plain and Shoreland Management Ordinances shall apply in any case where such ordinances present stricter regulations.

2. MAXIMUM SIZE LIMITS PER ACCESSORY STRUCTURE (R-R AND S-R DISTRICTS ONLY) AS FOLLOWS:

<u>R-R District:</u>	<u>Max. Bldg. Size</u>	<u>Per Contiguous Lot Area</u>
	2600 Sq. Ft. Per Bldg.	Up To 2.5 acres in size, then
	3000 Sq. Ft. Per Bldg.	Over 2.5 acres, then
	3400 Sq. Ft. Per Bldg.	Over 3.0 acres, then
	3800 Sq. Ft. Per Bldg.	Over 3.5 acres, then
	4200 Sq. Ft. Per Bldg.	4.0 acres and over.
	6000 Sq. Ft. Per Livestock/Agri. Bldg.	For Parcels 4.5 Acres And Over.

<u>S-R District:</u>	2000 Sq. Ft. Per Bldg.**	Up To 1.0 acres in size, then
	2400 Sq. Ft. Per Bldg.**	Over 1.0 acres.

****NOTE:** Size Limitation Also Applies To Livestock/Agricultural Buildings.

NOTES: a) Livestock/Agri. Bldg. may be permitted without an inhabitable dwelling in A-1 and A-R Districts, or for property assessed as "Agricultural Use" – consult City Building Official and County Assessor in the Hibbing City Hall prior to applying for permit; b) one accessory structure not exceeding 2600 sq. ft. may be permitted without a principal use (i.e. dwelling) in F-A, A-1, A-R, and R-R Districts (subject to conditions per Sec. 11.05 Subd. 2. A, of City Ordinances).

(Revised 2/26/15)