

Article V Zoning Schedule

<i>City of Hermantown</i>					Minimum Requirements		Principal Structure				
					Front Yard Setbacks		Side Yards***			Maximum	
					From Center Line of Road		Min. Each	From R.O.W. Corner	Rear Yard***	Total Bldg. Coverage	Max Building Height
General Category	Zone District	Examples of Permitted Uses	Lot Width	Per Unit Lot Area**	Typical Residential Roadway	From R.O.W.	Min. Each	From R.O.W. Corner	Rear Yard***	Total Bldg. Coverage	Max Building Height
Suburban	S-1	Low density, suburban development including residential, public buildings, and agricultural activities	300'	5 acres	83'	50'	15'	50'	40'	30%	35'
Residential	R-1	Single family, residential agricultural forestry and seasonal uses. Mineral exploration, home occupations, parks, and recreational uses, schools, accessory structure.	Min. 200'	2.5 acres	83'	50'	15'	50'	Min. 50'	35%	35'
Residential	R-3	High density residential may be developed only when serviced by public water and sewer with a minimum lot size of 1/2-acre.	100	Public Water ½ acre, Public Both 1 acre	83'	50'	¹ 10'	50'	40'	35%	35'
Commercial	C	Shopping centers, general commercial uses, shops, restaurants and similar services, on-sites, R-3 uses.	No Min.	No Min	○	35'	² 15'	35'	40'	50%	45'
Office/Light Industrial	C-1	Low density, suburban development including offices, light industrial, and public service uses.	200'	2.5 acres	○	35'	³ 15'	35'	40'	50%	45'
Manufacturing Light Industrial	M-1	Limited industry, warehouses, small repair shops, on and off site signs, agricultural (except livestock raising) Forestry uses.	100'	N/A	○	35'	15'	35'	40'	50%	60'
Manufacturing Heavy Industrial	M-2	All M-1 uses, Concrete batch plants	100'	N/A	○	35'	⁴ 50'	35'	⁴ 50'	75%	60'
Public	P	Parks, recreation, schools, hospitals and clinics, agricultural and forestry uses.	N/A	N/A	68'	35'	15'	35'	25'	35%	50'
Open Space	O	Flood plains, swamps, and other areas unsuitable or unsafe for development. Agricultural and forestry uses.	300'	5 acres	68'	35'	25'	35'	25'	25%	50'

This list is a representative only. See below for a more complete description of classification list.

Accessory Structures 1200 sq ft or Less					
General Category	Zone District	Side Yard		Rear Yard	Maximum Height
		Minimum	From R.O.W. Corner	Minimum	
Suburban	S-1	15'	50'	10'	50'
Residential	R-1	15'	50'	10'	35'
Residential	R-2	¹ 10'	50'	10'	35'
Residential	R-3	¹ 10'	50'	10'	35'

This list is a representative only. See below for a more complete description of classification list.

** Greater area, if needed to meet soil conditions (See Subdivision Platting Regulations)

***Accessory buildings may be constructed within ten (10) ft. of the side and rear lot lines in any district provided that no portion of the structure shall extend or overhang within seven (7) ft. of a lot line and that buildings housing livestock shall not be closer than thirty-five (35) ft. from any lot line or dwelling and shall comply with the state and county health requirements.

- o Contact Planning/Zoning Director

1 – Each side yard must be a minimum of 10 feet, however, an aggregate of both side yards must equal 25 ft.

2 – A 10-foot side yard setback is required except when abutting a Residential (R) district in this instance, a 25 foot side yard shall be required.

3 – A 15-foot setback shall not constitute a minimum requirement when property abuts a Residential (R) or a Suburban (S-1) district. In all cases a 40-foot side yard setback shall be required for all M-1 uses.

4 – For all uses located in a Manufacturing, Heavy Industrial (M-2) zone district abutting a Residential (R) or a Suburban (S-1) district, a minimum side and rear yard setback shall be 100 feet.