

City of Excelsior
Hennepin County, Minnesota

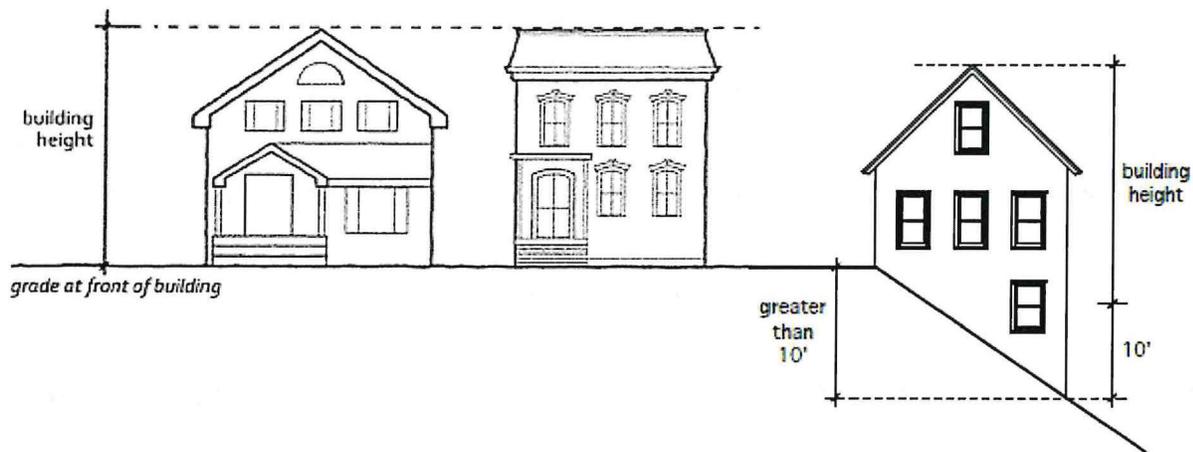
Ordinance No. 597

An Ordinance Amending the Zoning Ordinance of
the Excelsior City Code to Amend Article 41 and 14 of Appendix E of the City
Code

THE CITY OF EXCELSIOR DOES HEREBY ORDAIN:

SECTION 1: Amendment. That Appendix E, Article 14, Section 14-1 be amended as follows:

Figure 14-1: Building Height



(2) Exceptions. The building height limits established for each zoning district shall not apply to the following list:

- a. Belfries.
- b. Chimneys or flues.

- c. Church spires.
- d. Cooling towers.
- e. Cupolas and domes which do not contain usable space.
- f. Elevator bulkheads.
- g. Flagpoles (except that no flagpole shall exceed a height of 25 feet on all residentially zoned parcels and 40 feet on all non-residentially zoned parcels).
- h. Monuments.
- j. Poles, towers, and other structures for essential services.
- k. Necessary mechanical and electrical appurtenances, and roof equipment.
- l. Wind energy conversion system towers as regulated by article 28 of this Appendix E.

SECTION 2: Amendment. That Appendix E, Article 14, Section 14-1 be amended as follows:

Table 14.1
Projections into Required Setback

Obstruction/Projection	Maximum Projection into Required Setback	Minimum Setback from Property Lines
Air conditioning or heating equipment [1]	N/A	5 feet rear and side yard setbacks

Obstruction/Projection	Maximum Projection into Required Setback	Minimum Setback from Property Lines
Arbors, trellises, and pergolas	N/A	5 feet rear, side and front yard setbacks No min. setback from right-of-way
Balconies and breezeways [2]	N/A	N/A
Bay Widows, sills, fire escapes, fireplaces, chimneys, and similar wall projections	2 feet	N/A
Clothesline [1]	N/A	5 feet rear and side yard setbacks
Cornices, eaves, canopies, and similar roof projections	2 feet	N/A
Decks [3]	5 <u>10</u> feet to front or side <u>rear</u> yard adjacent to right-of-way	2 <u>9/5</u> feet side yard setback <u>[6]</u> 10 feet rear yard setback

Obstruction/Projection	Maximum Projection into Required Setback	Minimum Setback from Property Lines
Gazebos and covered patios [1]	N/A	5 feet rear and side yard setbacks
Open, unenclosed, and uncovered entry porches, platforms or landing places, and similar entry features [3]	5 feet to front or side yard adjacent to right-of-way	2 feet side yard setback 10 feet rear yard setback
Patios, uncovered [4]	None	None [4] <u>3 feet</u>
Steps (for access to building or lot; max. 4 feet above grade)	<u>N/A</u>	1 foot
Window wells and retaining walls	0 feet to front yard and 5 feet to rear and side yard [5]	5 feet
Wheelchair ramps and similar features for the disabled [4]	None	None [4]

Obstruction/Projection	Maximum Projection into Required Setback	Minimum Setback from Property Lines
<u>Driveways</u>	<u>N/A</u>	<u>3 feet side yard setback</u>
<u>Ground-mounted solar equipment</u>	<u>N/A</u>	<u>5 feet</u>
<u>Flagpoles [7]</u>	<u>N/A</u>	<u>One-half of the height of the pole</u>
<u>Charging Stations</u>	<u>N/A</u>	<u>5 feet side</u>

Notes:

[1] Prohibited in front yards.

[2] Prohibited in front and side yards.

[3] Limited to the height of the ground floor level of the principal structure.

[4] May be located in required yards with no restrictions.

[5] Window wells only.

[6] Side yard setbacks of the greatest distance shall be placed on the side of the lot with the closest neighboring principal structure to the shared property line unless both adjacent property owners' consent in writing to a different arrangement.

[7] No more than three flags may be displayed outside of a building.

SECTION 3: Amendment. That Appendix E, Article 41 - Residential Districts be amended to read as follows:

Sec. 41-3. - Lot and building regulations.

Table 41.2 establishes lot and building regulations for the residential districts, except as otherwise expressly stated in this zoning ordinance.

**Table 41.2
Residential District Lot and Building Regulations**

	R-1	R-2	R-3	R-4
Lot and Density Standards (minimums)				
Lot Area (square feet)	10,000	10,000	15,000	15,000
Lot Area per Dwelling Unit (square feet)	10,000	8,500 for duplexes	8,500 [1]	Individual private entrances: 1 and 2 bedrooms: 3,600 3 or more bedrooms: 4,800 With common entrance: 1 and 2 bedrooms: 2,800 3 or more bedrooms: 3,600
Lot Width (feet)	70	60	100	150

	R-1	R-2	R-3	R-4
Primary Structure Standards (minimums)				
Front Yard Setback (feet)	20-30 [2]	20-30 [2]	25	20
Side Yard Setback (feet) lots 70 feet and less: one side/other side lots 70 and greater: each side	Lots 60 wide and less - 9/5 [5]; Lots between 60 & 70 - 9/20% of the lot width minus 6[5]; Lots 70 and greater - 10% of the lot width + 2		15	30
Side Yard Setback Abutting a Street Right- of-Way (feet)	15	15	20	20
Rear Yard Setback (feet)	35	25	20	30
Max. Building Height (feet)	See <u>Sec. 41-4</u>		35 [3]	35 [3]
Other Standards				
Maximum Building Coverage (%)	20-35 See <u>Sec. 41-5</u>		35	35

	R-1	R-2	R-3	R-4
Maximum Lot Coverage (%)	27-42 See <u>Sec. 41-6</u>		40 [4]	40
Accessory Structures	See <u>Article 11</u>			
Projections into Required Yards	See <u>Article 14</u>			
Setbacks from Ordinary High Water Mark	See <u>Section 60-4</u>			

Notes:

[1] For each parking space provided within residential structures or underground, subtract 500 feet.

[2] The front yard setback of a principal structure (or addition thereto) shall be no closer to the street than the average of the front yard setbacks for the principal structures on either adjacent lot on the same block and same side of the street provided that it shall not be closer than 20 feet from the front property line. ~~or farther than 30 feet from the front lot line~~ In the case that the average of the front yard setbacks for the principal structures on either adjacent lot on the same block and same side of the street is greater than 30 feet, the front yard setback of the proposed principal structure shall be 30 feet. Principal structures on corner lots or next to only one existing principal structure shall match the front yard setback of the adjacent home.

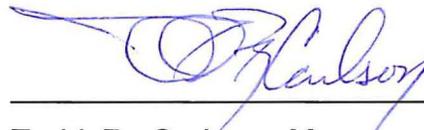
[3] Building height exceptions are found in Article 14.

[4] Maximum impervious surface exceptions for office, banks, and clinics are located in Sec 12.1 and 12.2.

[5] Side yard setbacks of greatest distance shall be placed on the side of the lot with the closest neighboring building principal structure to the shared property line unless both adjacent property owners' consent in writing to a different arrangement.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect 30 days after its passage and publication.

Adopted by the City Council of the City of Excelsior, Minnesota, this 21st day of January, 2020.



Todd R. Carlson, Mayor

ATTEST:



Lynette R. Peterson, City Clerk



Kristi Luger, City Manager

First Reading:

January 6, 2020

Second Reading and Adoption:

January 21, 2020

Publication of Ordinance:

February 6, 2020

Effective Date:

March 7, 2020