

City of Excelsior
Hennepin County, Minnesota

Ordinance No. 664

An Ordinance to Amend Chapters 2, 14, and 41 of Appendix E, Zoning, of the Excelsior City Code

THE CITY COUNCIL OF EXCELSIOR, MINNESOTA, HEREBY ORDAINS:

SECTION ONE: Amendment. That Appendix E, Article 2, Section 2-2 of the Excelsior City Code be amended as follows:

Building height. See section 14-1(b).

~~*Grade (adjacent ground elevation).* The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building. The elevation of the ground.~~

Grade, Existing. The grade prior to the commencement of any new work on the site, including grading.

Grade, Finished. The final grade at the completion of all work on the project in conformance with approved plans.

Grading. Changing the natural or existing topography (elevation) of land.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above, or if there is not a floor above, the space between the floor and the ceiling above. A basement with more than fifty percent (50%) of its exterior wall area located entirely below the proposed ground elevation adjoining the basement shall not be counted as a story.

Story, Half. The uppermost floor of a building of which: 1) the intersection of at least two opposite walls and the roof is not more than three (3) feet above the floor elevation, excluding dormers; and 2) not more than sixty-five percent (65%) of the floor's area exceeds five (5) feet in height, as measured from the floor to the rafters.

SECTION TWO: Amendment. That Appendix E, Article 14, Section 14-1 of the Excelsior City Code be amended as follows:

(1) Building height is the vertical distance measured from the average grade of the side of the building that faces the front of the lot lowest grade as defined by article 2 of this Appendix E or ten feet above the lowest ground level, whichever is lower, to the highest point of the building excluding chimneys and other building accessories as specified in subsection 14-1(b).

(2) The lowest grade shall mean the lowest point of elevation of the existing grade (or finished grade, if the finished grade is lower than the existing grade) within the area between the building and the property line, or when the property line is more than seven (7) feet from the building, between the building or proposed building and a line seven (7) feet from the building.

~~(2) "Average grade" is measured at the highest and lowest exterior corners of the front façade of a structure without regard to alterations of natural grade unless the grade is lowered, in which case the height shall be measured from the lowered grade.~~

(3) Grade shall not be modified as a means of achieving increased building height.

Delete Figure 14-1. Building height.

SECTION THREE: Amendment. That Article 41, Section 41-3 be amended as follows:

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
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 <u>65'</u> wide and less - 9/5 <u>16' total with no less than 7' on one side</u> [5];		15	30
	Lots between 60 <u>65'</u> & <u>70'</u> <u>wide</u> - 9/20% of the lot width minus 6[5];			
	Lots <u>70'</u> <u>wide</u> and greater - 10% of the lot width + 2			
Side Yard Setback Abutting a Street Right-of-Way (feet)	15	15	20	20
Rear Yard Setback (feet)	35	25 <u>35</u>	20	30
Max. Building Height (feet)	See Sec. 41-4		35 [3]	35 [3]
Other Standards				
Maximum Building Coverage (%)	20— 35 <u>30</u> See Sec. 41-5		35	35
Maximum Lot Coverage (%)	27—42 See Sec. 41-6		40 [4]	40
Accessory Structures	See Article 11			
Projections into Required Yards	See Article 14			
Setbacks from Ordinary High Water Mark	See Section 60-4			

- [5] Side yard setbacks of 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.

SECTION FOUR: Amendment. That Article 41, Section 41-4 be amended as follows:

- (a) The building height of the primary structure in the R-1 and R-2 zoning districts shall not exceed the following:

Table 41.3
Maximum Building Height

Lot Width (feet)	70 or less	Greater than 70
Maximum Height, Sloping Roof (feet)	28	29
Maximum Height Bonus for Sloping Roofs	Maximum height may be increased 1 foot (to a maximum 31 feet) for each 1-foot increase on each side in minimum side yard setbacks	Maximum height may be increased 1 foot (to a maximum 32 feet) for each 1 foot increase on each side in minimum side yard setbacks

Maximum Height, Top of Parapet, Flat Roof (feet)	22	24
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(b) Building height measurement definition and building height exceptions are found in Article 14.

SECTION FIVE: Amendment. That Article 41, Section 41-5 be amended as follows:

(a) Building coverage in the R-1 and R-2 zoning districts shall not exceed the following:

Table 41.4
Maximum Building Coverage
(principal + accessory)

<u>Lot Size (square feet)</u>		
<u>Less than 7,000</u>	<u>7,000 to 14,000</u>	<u>Greater than 14,000</u>
<u>35%</u>	<u>5% (lot area) + 2100</u>	<u>20%</u>
<u>Lot Size (square feet)</u>	<u>Maximum Building Coverage</u>	
<u>Up to 10,000 sf</u>	<u>25%</u>	
<u>10,001 – 14,000 sf</u>	<u>5% (lot area) + 2100</u>	
<u>Greater than 14,000 sf</u>	<u>20%</u>	

(b) Additional lot coverage allowance for one (1) and one and a half (1.5) story structures: For lots up to 8,000 square feet, maximum building coverage is increased to 30% if the primary structure is one (1) or one and a half (1.5) stories. (See definitions, Sec. 2.2)

SECTION SIX: Amendment. That Article 41, Section 41-6 be amended as follows:

(b) Exemptions. Up to 500 square feet of lot coverage is exempt from the lot coverage limits if a garage is detached, set back 60 feet or more from the front property line, and accessed from the front of the property. The exemption applies only to that portion of the driveway that is required between the rear of the primary structure and the detached garage.

SECTION EIGHT. Effective date. This Ordinance shall be effective thirty days after publication.

Adopted by the City Council of the City of Excelsior, Minnesota, this 20th day of February 2024.

Todd R. Carlson, Mayor

ATTEST:

Nalisha Williams, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance
Second Reading and Adoption
Publication of Ordinance
Effective Date

January 8, 2024
February 20, 2024
March 1, 2024
April 1, 2024