

ZONING

325 Attachment 6

Appendix C

Summary of Standards

ZONING DISTRICT: SR-4, SINGLE-FAMILY RESIDENTIAL	
	325-38(A)
RESIDENTIAL DENSITY & INTENSITY REQUIREMENTS	
Min. zoning district area	10,000 square feet
Max. gross density	4 dwelling units per acre
Min. landscape surface ratio	50%
RESIDENTIAL BULK REQUIREMENTS	
Min. lot area	10,000 square feet
Min. lot width	80 feet
Min. street frontage	50 feet
Min. front setback	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Min. side street setback (to house or non-door side of garage)	15 feet; 30 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Min. side street setback to door side of attached garage	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Side lot line (to house or attached garage)	8 feet
Rear lot line (to house or attached garage)	30 feet
Side lot line (to accessory structure)	3 feet; 5 feet from alley
Rear lot line (to accessory structure)	3 feet; 5 feet from alley
Min. paved surface setback	All: 10 feet from front; parking area or driveway: 5 feet side or rear; sidewalk or patio: 3 feet side or rear
Max. height of primary structure	35 feet
Max. height of accessory structure	15 feet

This table is provided for convenience only and does not include all aspects related to development in this district. Consult the official zoning text for complete current regulations.

COTTAGE GROVE CODE

ZONING DISTRICT: SR-6, SINGLE-FAMILY RESIDENTIAL		325-38(B)
RESIDENTIAL DENSITY & INTENSITY REQUIREMENTS		
Min. zoning district area	7,500 square feet	
Max. gross density	6 dwelling units per acre	
Min. landscape surface ratio	50%	
RESIDENTIAL BULK REQUIREMENTS		
Min. lot area	7,500 square feet	
Min. lot width	70 feet	
Min. street frontage	50 feet	
Min. front setback	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width	
Min. side street setback (to house or non-door side of garage)	15 feet; 30 feet for lot adjacent to county highway with ROW exceeding 100 feet in width	
Min. side street setback to door side of attached garage	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width	
Side lot line (to house or attached garage)	8 feet	
Rear lot line (to house or attached garage)	30 feet	
Side lot line (to accessory structure)	3 feet; 5 feet from alley	
Rear lot line (to accessory structure)	3 feet; 5 feet from alley	
Min. paved surface setback	All: 10 feet from front; parking area or driveway: 5 feet side or rear; sidewalk or patio: 3 feet side or rear	
Max. height of primary structure	35 feet	
Max. height of accessory structure	15 feet	

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ZONING

ZONING DISTRICT: TR-8, TWO-FAMILY RESIDENTIAL	
	325-38(C)
RESIDENTIAL DENSITY & INTENSITY REQUIREMENTS	
Min. zoning district area	10,000 square feet
Max. gross density	8 dwelling units per acre
Min. landscape surface ratio	50%
RESIDENTIAL BULK REQUIREMENTS	
Min. lot area	10,000 square feet (5,000 square feet per dwelling unit)
Min. lot width	80 feet (or 40 feet with common wall)
Min. street frontage	50 feet (or 25 feet with common wall)
Min. front setback	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Min. side street setback (to house or non-door side of garage)	15 feet; 30 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Min. side street setback to door side of attached garage	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Side lot line (to house or attached garage)	8 feet; or 0 feet with common wall
Rear lot line (to house or attached garage)	30 feet
Side lot line (to accessory structure)	3 feet; 5 feet from alley
Rear lot line (to accessory structure)	3 feet; 5 feet from alley
Min. paved surface setback	All: 10 feet from front; parking area or driveway: 5 feet side or rear; sidewalk or patio: 3 feet side or rear
Max. height of primary structure	35 feet
Max. height of accessory structure	15 feet

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COTTAGE GROVE CODE

ZONING DISTRICT: HR-9, HISTORIC RESIDENTIAL		325-38(D)
RESIDENTIAL DENSITY & INTENSITY REQUIREMENTS		
Min. zoning district area	6,000 square feet	
Max. gross density	9 dwelling units per acre	
Min. landscape surface ratio	50%; or 20% for conditional use when screening is provided	
RESIDENTIAL BULK REQUIREMENTS		
Min. lot area	6,000 square feet; or 4,000 square feet per dwelling unit (whichever is greater)	
Min. lot width	40 feet for lots created prior to Jan. 1, 2000; or 60 feet	
Min. street frontage	30 feet for lots created prior to Jan. 1, 2000; or 50 feet	
Min. front or side street setback	25 feet; or average of adjacent dwellings on the same street	
Min. side street setback to door side of attached garage	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width	
Side lot line (to house or attached garage)	8 feet	
Rear lot line (to house or attached garage)	30 feet	
Side lot line (to accessory structure)	3 feet; 5 feet from alley	
Rear lot line (to accessory structure)	3 feet; 5 feet from alley	
Min. paved surface setback	All: 10 feet from front; parking area or driveway: 5 feet side or rear; sidewalk or patio: 3 feet side or rear	
Max. height of primary structure	35 feet	
Max. height of accessory structure	15 feet	

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ZONING

ZONING DISTRICT: MR-10, MULTI-FAMILY RESIDENTIAL	
325-38(E)	
RESIDENTIAL DENSITY & INTENSITY REQUIREMENTS	
Min. zoning district area	12,000 square feet
Max. gross density	10 dwelling units per acre
Min. landscape surface ratio	50%
Min. building coverage	30%
Min. accessory building coverage	10%
RESIDENTIAL BULK REQUIREMENTS	
Min. lot area	12,000 square feet
Min. lot width	80 feet; 20 feet for townhouse; 30 feet for townhouse on end
Min. street frontage	50 feet; 20 feet for townhouse; 30 feet for townhouse on end
Min. front or side street setback	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Min. side street setback to door side of attached garage	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Side lot line (to house or attached garage)	8 feet; or 0 feet on common wall
Rear lot line (to house or attached garage)	30 feet
Side lot line (to accessory structure)	3 feet; 5 feet from alley
Rear lot line (to accessory structure)	3 feet; 5 feet from alley
Min. paved surface setback	5 feet side or rear; 10 feet front
Max. height of primary structure	35 feet; or greater with conditional use permit
Max. height of accessory structure	18 feet

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COTTAGE GROVE CODE

ZONING DISTRICT: MR-12, MULTI-FAMILY RESIDENTIAL	
325-38(F)	
RESIDENTIAL DENSITY & INTENSITY REQUIREMENTS	
Min. zoning district area	10,500 square feet
Max. gross density	12 dwelling units per acre
Min. landscape surface ratio	50%
Min. building coverage	30%
Min. accessory building coverage	10%
RESIDENTIAL BULK REQUIREMENTS	
Min. lot area	10,500 square feet
Min. lot width	80 feet; 20 feet for townhouse; 30 feet for townhouse on end
Min. street frontage	50 feet; 20 feet for townhouse; 30 feet for townhouse on end
Min. front or side street setback	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Min. side street setback to door side of attached garage	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Side lot line (to house or attached garage)	8 feet; or 0 feet on common wall
Rear lot line (to house or attached garage)	30 feet
Side lot line (to accessory structure)	3 feet; 5 feet from alley
Rear lot line (to accessory structure)	3 feet; 5 feet from alley
Min. paved surface setback	5 feet side or rear; 10 feet front
Max. height of primary structure	35 feet; or greater with conditional use permit
Max. height of accessory structure	18 feet

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ZONING

ZONING DISTRICT: NO, NEIGHBORHOOD OFFICE		325-39(A)
NON-RESIDENTIAL INTENSITY REQUIREMENTS		
Max. number of floors	2	
Min. landscape surface ratio	40%	
Max. floor area ratio	0.25	
Min. lot area	9,000 square feet	
Max. building size	10,000 square feet	
NON-RESIDENTIAL BULK REQUIREMENTS		
Min. lot area	9,000 square feet	
Min. lot width	80 feet	
Min. street frontage	50 feet	
Min. front or side street setback	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width	
Min. side setback to residential lot line	8 feet	
Min. setback to residential rear lot line	30 feet	
Min. side setback to non-residential lot line	8 feet	
Min. setback to non-residential rear lot line	30 feet	
Side lot line to accessory structure	3 feet from property line; 5 feet from alley	
Rear lot line to accessory structure	3 feet from property line; 5 feet from alley	
Min. paved surface setback	5 feet from side or rear; 10 feet to street	
Max. building height	35 feet	

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COTTAGE GROVE CODE

ZONING DISTRICT: PO, PLANNED OFFICE	
325-39(B)	
NON-RESIDENTIAL INTENSITY REQUIREMENTS	
Max. number of floors	4
Min. landscape surface ratio	25%
Max. floor area ratio	0.3
Min. lot area	20,000 square feet
Max. building size	N/A
NON-RESIDENTIAL BULK REQUIREMENTS	
Min. lot area	20,000 square feet
Min. lot width	100 feet
Min. street frontage	50 feet
Min. front or side street setback	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Min. side setback to residential lot line	10 feet
Min. setback to residential rear lot line	30 feet
Min. side setback to non-residential lot line	10 feet; or 0 feet on zero lot line side
Min. setback to non-residential rear lot line	30 feet
Side lot line to accessory structure	5 feet from property line; 5 feet from alley
Rear lot line to accessory structure	5 feet from property line; 5 feet from alley
Min. paved surface setback	5 feet from side or rear; 10 feet to street
Max. building height	45 feet

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ZONING

ZONING DISTRICT: NB, NEIGHBORHOOD BUSINESS 3		25-40(A)
NON-RESIDENTIAL INTENSITY REQUIREMENTS		
Max. number of floors	2	
Min. landscape surface ratio	40%	
Max. floor area ratio	0.25	
Min. lot area	9,000 square feet	
Max. building size	N/A	
NON-RESIDENTIAL BULK REQUIREMENTS		
Min. lot area	9,000 square feet	
Min. lot width	80 feet	
Min. street frontage	50 feet	
Min. front or side street setback	25 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width	
Min. side setback to residential lot line	8 feet	
Min. setback to residential rear lot line	30 feet	
Min. side setback to non-residential lot line	8 feet	
Min. setback to non-residential rear lot line	30 feet	
Side lot line to accessory structure	3 feet from property line; 5 feet from alley	
Rear lot line to accessory structure	3 feet from property line; 5 feet from alley	
Min. paved surface setback	5 feet from side or rear; 10 feet to street	
Max. building height	35 feet	

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COTTAGE GROVE CODE

ZONING DISTRICT: PB, PLANNED BUSINESS		325-40(B)
NON-RESIDENTIAL INTENSITY REQUIREMENTS		
Max. number of floors	4	
Min. landscape surface ratio	25%	
Max. floor area ratio	0.3	
Min. lot area	6,000 square feet	
Max. building size	N/A	
NON-RESIDENTIAL BULK REQUIREMENTS		
Min. lot area	6,000 square feet	
Min. lot width	60 feet	
Min. street frontage	50 feet	
Min. front or side street setback	10 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width	
Min. side setback to residential lot line	20 feet	
Min. setback to residential rear lot line	20 feet	
Min. side setback to non-residential lot line	10 feet; or 0 feet on zero lot line side	
Min. setback to non-residential rear lot line	10 feet	
Side lot line to accessory structure	3 feet from property line; 5 feet from alley	
Rear lot line to accessory structure	3 feet from property line; 5 feet from alley	
Min. paved surface setback	5 feet from side or rear; 10 feet to street	
Max. building height	35 feet	

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ZONING

ZONING DISTRICT: CB, CENTRAL BUSINESS	
325-40(C)	
NON-RESIDENTIAL INTENSITY REQUIREMENTS	
Max. number of floors	4
Min. landscape surface ratio	0%
Max. floor area ratio	3
Min. lot area	5,000 square feet
Max. building size	N/A
NON-RESIDENTIAL BULK REQUIREMENTS	
Min. lot area	5,000 square feet
Min. lot width	25 feet
Min. street frontage	20 feet
Min. front or side street setback	0 feet
Min. side setback to residential lot line	0 feet
Min. setback to residential rear lot line	10 feet
Min. side setback to non-residential lot line	0 feet
Min. setback to non-residential rear lot line	10 feet
Side lot line to accessory structure	3 feet from property line; 5 feet from alley
Rear lot line to accessory structure	3 feet from property line; 5 feet from alley
Min. paved surface setback	0 feet
Max. building height	45 feet

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COTTAGE GROVE CODE

ZONING DISTRICT: PI, PLANNED INDUSTRIAL	
325-41(A)	
NON-RESIDENTIAL INTENSITY REQUIREMENTS	
Max. number of floors	4
Min. landscape surface ratio	20%
Max. floor area ratio	0.6
Min. lot area	20,000 square feet
Max. building size	N/A
NON-RESIDENTIAL BULK REQUIREMENTS	
Min. lot area	20,000 square feet
Min. lot width	100 feet
Min. street frontage	50 feet
Min. front or side street setback	30 feet; 40 feet for lot adjacent to county highway with ROW exceeding 100 feet in width
Min. side setback to residential lot line	10 feet
Min. setback to residential rear lot line	10 feet
Min. side setback to non-residential lot line	10 feet
Min. setback to non-residential rear lot line	10 feet
Side lot line to accessory structure	3 feet from property line; 5 feet from alley
Rear lot line to accessory structure	3 feet from property line; 5 feet from alley
Min. paved surface setback	10 feet
Max. building height	45 feet

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ZONING

ZONING DISTRICT: GI, GENERAL INDUSTRIAL		325-41(B)
NON-RESIDENTIAL INTENSITY REQUIREMENTS		
Max. number of floors	3	
Min. landscape surface ratio	15%	
Max. floor area ratio	1.0	
Min. lot area	40,000 square feet	
Max. building size	N/A	
NON-RESIDENTIAL BULK REQUIREMENTS		
Min. lot area	40,000 square feet	
Min. lot width	75 feet	
Min. street frontage	50 feet	
Min. front or side street setback	50 feet	
Min. side setback to residential lot line	25 feet	
Min. setback to residential rear lot line	30 feet	
Min. side setback to non-residential lot line	20 feet	
Min. setback to non-residential rear lot line	30 feet	
Side lot line to accessory structure	3 feet from property line; 5 feet from alley	
Rear lot line to accessory structure	3 feet from property line; 5 feet from alley	
Min. paved surface setback	10 feet	
Max. building height	35 feet	

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COTTAGE GROVE CODE

ZONING DISTRICT: HI, HEAVY INDUSTRIAL	
325-41(C)	
NON-RESIDENTIAL INTENSITY REQUIREMENTS	
Max. number of floors	2; or more with a conditional use permit
Min. landscape surface ratio	15%
Max. floor area ratio	1.0
Min. lot area	40,000 square feet
Max. building size	N/A
NON-RESIDENTIAL BULK REQUIREMENTS	
Min. lot area	40,000 square feet
Min. lot width	75 feet
Min. street frontage	50 feet
Min. front or side street setback	50 feet
Min. side setback to residential lot line	40 feet
Min. setback to residential rear lot line	40 feet
Min. side setback to non-residential lot line	20 feet
Min. setback to non-residential rear lot line	30 feet
Side lot line to accessory structure	3 feet from property line; 5 feet from alley
Rear lot line to accessory structure	3 feet from property line; 5 feet from alley
Min. paved surface setback	10 feet
Max. building height	35 feet

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