

CITY OF MOUND
ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 129 ZONING
TO CLARIFY THE SETBACK REGULATIONS FOR CORNER LOTS**

The City Council of the City of Mound ordains:

SECTION 1. The City Council of the City of Mound hereby amends Chapter 129, Section 129-2 to add the following underlined text and remove the stricken text:

Lot line, front, means that boundary of a lot which abuts an existing or dedicated public street. In the case of a corner lot it shall be the shortest dimension on a public street or as otherwise designated by the Community Development Director based on the practical front yard of the property as determined by such factors as the existing or proposed building configuration of the property and taking into consideration the characteristics of the surrounding properties. If the dimensions of a corner lot are equal, the front line shall be designated by the ~~owner~~ Community Development Director and filed with in the city's property files. For the purpose of ~~this chapter~~ determining the assignment of lot lines, a lot shall have only one front ~~setback~~ lot line.

SECTION 2. The City Council of the City of Mound hereby amends Chapter 129, Section 129-2 to add the following underlined text in alphabetical order:

Lot line, street side means a boundary of a corner lot which abuts an existing or dedicated public street and which has not been designated as the front lot line. Typically, this line is the longest dimension fronting on a public street unless otherwise designated by the Community Development Director or the property owner as noted in the definition of "lot line, front."

SECTION 3. The City Council of the City of Mound hereby amends Chapter 129, Section 129-100 (c)(2) to add the following underlined text and remove the stricken text:

- (3) *Setback requirements for lots of record (R-1)*. The following minimum setback requirements shall be observed for lots of record (R-1).
- a. *Side yard requirements*. Except for a corner street side yard setback as regulated in section 129-197(e), the required side yard setback for one of the side yards shall be a minimum of 10 feet, while the other side yard setback shall be as follows:

<i>Minimum Side Yard Setback</i>	
<i>Lot Width</i>	<i>On One Side Yard</i>
<u>Less than < 40 to < 79</u> 80 feet	6 feet
80 feet to less than 100 feet	8 feet
<u>100-> 104 feet and greater</u>	10 feet

- b. ~~Front yard. Except as regulated in section 129-197(f)*,~~ The front yard setback shall be based on the lot depth as follows:

<i>Minimum Front Yard Setback</i>	
<i>Lot Depth</i>	<i>Setback</i>
Less than < 60 feet	20 feet
<u>60 feet to less than 80 feet</u>	24 feet
> <u>80</u> feet and greater	30 feet

SECTION 4. The City Council of the City of Mound hereby amends Chapter 129, Sections 129-101 to add the following underlined text:

- (3) *Setback requirements for lots of record.* Side yard setbacks shall be six feet and six feet unless:
- a. The structure or site does not contain a garage in which case, one side yard setback shall be ten feet to accommodate a driveway access.
 - b. The lot is a corner lot, in which case the corner street side yard setback shall be as regulated in section 129-197(e).

SECTION 5. The City Council of the City of Mound hereby amends Chapter 129, Sections 129-102 to add the following underlined text and remove the following strikethrough text:

- (3) *Setback requirements for lots of record.* Side yard setbacks shall be six feet and six feet unless:
- a. The structure or site does not contain a garage in which case, one side yard setback shall be ten feet to accommodate a driveway access.
 - b. The lot is a corner lot, in which case the corner street side yard setback shall be as regulated in section 129-197(e).

SECTION 6. The City Council of the City of Mound hereby amends Chapter 129, Section 129-194 to add the following underlined text and remove the following strikethrough text:

(f) Accessory residential building setback requirements.

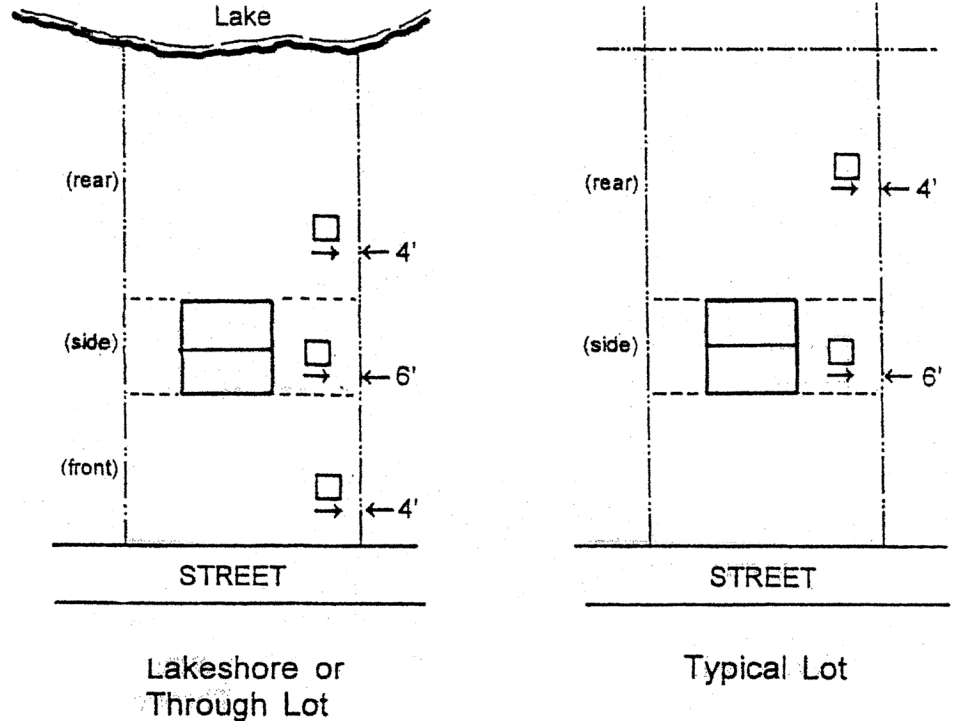
(1) Side yard setbacks.

a. A detached accessory building may be located within four feet of the side lot line in the rear yard with a minimum of a six foot setback in side yard location.

b. On through and lakeshore lots that are not corner lots, a detached accessory building may be located within four feet of the side lot line in the front yard.

c. On corner lots, detached accessory buildings shall meet the street side yard setback requirements for principal buildings. The setback for the side yard that is not a street side yard shall follow applicable zoning district requirements.

d. Whenever a garage is so designed that the doors face a side street side yard or side property line, the distance between the doors and the property line shall be 20 feet or more.



Accessory Building Setbacks

- (2) Front yard setbacks.
 - a. All accessory buildings shall meet the same front yard setback requirements as the principal building, except for lakeshore and through lots.
 - b. For detached garages on a lakeshore or through lots, a minimum 20-foot front yard setback is required if the garage door opens to the any street; an eight-foot front yard setback is required if the garage door opens to the side lot line.
- (3) Rear setback. A detached accessory building may be located within four feet of the rear lot line.
- (4) Lakeshore setback. Detached accessory buildings must maintain a 50-foot setback from the ordinary high-water line.

SECTION 7. The City Council of the City of Mound hereby amends Chapter 129, Section 129-197 to repeal and replace section (e) Corner lots:

(e) Corner lots.

(1) The minimum street side yard setback requirement for corner lots shall match the required front yard setback for the applicable zoning district, except that corner lots of record shall provide the following street side yard setbacks:

<u>Lot width</u>	<u>Minimum street side yard setback</u>
<u>Less than 50 feet</u>	<u>10 feet</u>
<u>50 feet to less than 80 feet</u>	<u>20 feet</u>
<u>80 feet or greater</u>	<u>Match front yard setback requirement, which is based on lot depth</u>

(2) In cases where the required street side yard setback is greater than the required front yard setback, the street side yard setback requirement shall be reduced to match the front yard setback.

(3) The setback for the side yard that is not a street side yard shall follow applicable zoning district requirements.

SECTION 8. This ordinance becomes effective on the first day following the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

Adopted by the City Council this 26th day of May, 2026.

Mayor Jason R. Holt

Attest: Kevin Kelly, Clerk

Published in the Laker the _____ of June, 2026.

Effective the _____ day of _____, 2026.