

Glenwood Heights Second Addition

Zoning Guidelines

Density, Area, and Bulk Regulations for all lots:

- Minimum Lot Area: 7,000 square feet for single family
14,00 square feet for two-family
6,000 square feet per unit for 3 or more units
- Maximum Building Height (sidewall): 30 feet
- Maximum Building Coverage: 40%
- Maximum Structure Coverage: 40%

Setbacks (lots larger than 10,000 square feet):

Front Yard:	30 Feet
Rear Yard:	30 Feet
Side Yard:	10 Feet
Corner Side Yard:	15 Feet

Setbacks (lots smaller than 10,000 square feet):

Front Yard:	20 Feet
Rear Yard:	20 Feet
Side Yard:	10 Feet
Corner Side Yard:	10 Feet

Special Townhome Requirements: Lots 10,000 square feet or less may be permitted one side yard that does not meet the minimum requirements provided it complies with the Worthington City Code Section 154.14 regarding townhome subdivisions (must also obtain a Conditional Use Permit).

Minimum Square Footage:

Lots 17,500 square feet or larger:

1 Story:	2,000 square feet
1 ½ Story:	1,500 square feet
2 Story:	1,200 square feet

Lots between 10,000 and 17,500 square feet:

1 Story:	1,500 square feet
1 ½ Story:	1,000 square feet
2 Story:	1,000 square feet

Lots 10,000 square feet or less:

1 Story:	1,000 square feet
1 ½ Story:	1,000 square feet
2 Story:	1,000 square feet

Other Construction and Design Requirements:

- All single-family homes on lots larger than 10,000 sq. ft. must have a two-car attached garage, lots under 10,000 sq. ft. must have a single-car attached garage.
- Roof Pitch: 6/12 or greater, shingles to be a minimum of 235#. No lock tabs
- Exterior of Home – Front of all dwellings shall be sided with brick, stone, manufactured stone, stucco, wood, cement-based siding, fiber cement-based siding, fiber cement lap siding, wood composite lap siding, and/or glass. All lap on the side of any swelling shall not exceed eight (8) inches in width and the maximum basement exposure shall not exceed twenty-four (24) inches.

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(Continued)

Outbuildings and Temporary Structures:

- Outbuildings serving the principal structure may be permanently constructed but must conform in exterior appearance and design to the principal structure (substantially similar materials)
- No temporary structures, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used as a residence on any lot at any time (temporary or permanent)

*Any regulation, standard, provision, or requirement not specifically addressed here that is regulated elsewhere in the City Code of Worthington, Minnesota shall be enforced. All applicable State and Federal regulations shall also apply.

Zoning Questions may be directed to Matt Selof –
Worthington City Planner:

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Schedule of Use Regulations (same as the 'R-1' district)

Permitted Uses:

Single Family Homes
Utility Stations
Recreation (Public and Quasi-Public)

Conditional Uses (must obtain conditional use permit):

Townhouse
Two family
Multi-family development
Child Care
Convalescent Nursing and Rest Homes
Civic
Recreation (Private)
Public Institutional and Cultural
Parking Lots

Accessory Uses:

Home Occupations