

BUILDING SIZE AND SETBACK INFORMATION

White Bear Township
1281 Hammond Road
White Bear Township, MN 55110

Minimum Setbacks – R-1 Suburban Residential:

35' front*

* Lots which abut on more than one street shall provide the required front yards along every street.

20' rear

10' side

Minimum Lot Size:

12,000 square feet – with utilities – 80' frontage

22,000 square feet – without utilities – 100' frontage

*Corner lots shall be platted at least 25' wider than the minimum lot size required in sewered areas.

Minimum House Size:

900 Square feet

Maximum Garage/Accessory Building Size:

10% of the total square footage of the lot, not to exceed a total combined area of 2,000 square feet.

One (1) garage and one (1) accessory building are permitted for every single family dwelling. The combined area of any garage (attached or detached) and accessory building cannot exceed 10% of the total square footage of the lot, not to exceed a total combined area of 2,000 square feet. In no event shall an individual building exceed 1,000 square feet. All accessory buildings must be so located on the property to conform to the minimum setback requirements and shall be located behind the single family dwelling.

- If an accessory structure is 15' in height or less, rear & side setbacks are reduced to no less than 10'.
- Any limited accessory structure (150 square feet or less) with no foundation (non-permanent) all rear & side setbacks are reduced to no less than 5'.