

**Heart of the City District Lot Area, Lot Width, and Yard Requirements: (excerpt from Zoning Code, Chapter 22B)**

(A) Principal Structure:

<u>Setback</u>	<u>HOC-1</u>	<u>HOC-2</u>
Front yard	Build-to line (see below)	Build-to line (see below)
Side yard/interior	0 foot minimum	10 foot minimum
Side yard/corner	Same as front yard	20 foot minimum
Rear yard	20 foot minimum	20 foot minimum

(B) Accessory Structure:

<u>Setback</u>	<u>HOC-1</u>	<u>HOC-2</u>
Front yard	Build-to line (see below)	Build-to line (see below)
Side yard	0 foot minimum	10 foot minimum
Side yard (street)	Same as front yard	20 foot minimum
Rear yard	5 foot minimum	10 foot minimum

(C) Parking:

<u>Setback</u>	<u>HOC-1</u>	<u>HOC-2</u>
Front yard	Build-to line (see below)	Build-to line (see below)
Side yard	0 foot minimum	10 foot minimum
Side yard (street)	Same as front yard	Same as front yard
Rear yard	5 foot minimum	10 foot minimum

(D) Front Yard Build-To Line Established: In the HOC district in the front yard, a build-to line is established which provides a minimum and maximum front setback for buildings and other structures, from the right of way or property line. For parking, the minimum setback applies, but not the maximum. There are three (3) build-to line conditions, classes 10, 15, and 20, the standards for which are described below. The location of these build-to line conditions on various streets within the heart of the city is illustrated on the street types map on file in the office of the city clerk.

1. Build-to line, class 10: The minimum setback shall be ten feet (10') and the maximum shall be fifteen feet (15') from the right of way or property line, for all properties on streets identified as having a class 10 build-to line, except Nicollet Avenue, where the minimum setback shall be eleven feet (11').
2. Build-to line, class 15: The minimum setback shall be fifteen feet (15') and the maximum shall be twenty feet (20') from the right of way or property line, for all properties on streets identified as having a class 15 build-to line.
3. Build-to line, class 20: The minimum setback shall be twenty feet (20') and the maximum shall be twenty five feet (25') from the right of way or property line, for all properties on streets identified as having a class 20 build-to line, except Burnsville Parkway, where the minimum setback shall be twenty one feet (21').
4. In the HOC-1 district at least sixty five percent (65%) of the street frontage of any lot shall be occupied by building facades meeting the build-to line. Other portions of a building beyond the sixty five percent (65%) may be set back farther than required by the build-to line.
5. In the HOC-2 district at least forty percent (40%) of the street frontage of any lot shall be occupied by building facades meeting the build-to line. Other portions of a building beyond the forty percent (40%) may be set back farther than required by the build-to line.
6. The length of the building facade shall be measured as the maximum width of the building projected to the front lot line on lines perpendicular to the front lot line.
7. On lots with more than one street frontage, the build-to line shall apply on each side fronting a street.
8. At least the first and second floor must meet the build-to line. Arcades and terracing are encouraged.
9. The build-to line may be met either with an enclosed building or an arcade constructed with a permanent roof of the same materials as the remainder of the building.
10. At a minimum, the first fifty feet (50') of the lot frontage on either side of a street intersection must be occupied by buildings meeting the build-to line. Parking or other open space open to the sky are not allowed within this first fifty feet (50'). (See Figure 13 on file in the office of the City Clerk.)