

CITY ORDINANCE INFORMATION



The city has adopted certain ordinances in an effort to maintain and improve the community. This brochure is intended to provide an overview of building and zoning ordinances for residential improvement projects, but is not meant to be a complete account of the city code. All city ordinances can be viewed on the city's website under the "City Information" tab, then "City Ordinances - Online" on the sidebar. Permit forms, project handouts, and example diagrams for an acceptable survey or site plan can also be found under "City Information", then "City Forms and Handouts" on the sidebar.

PERMIT REQUIREMENTS

Whether you plan to do the work yourself or hire a contractor, a city permit must be obtained prior to starting most improvement projects, to ensure that new construction and changes to existing structures meet required codes. MNSPECT, the city's contracted firm for building inspections and plan review services, can assist during the planning stages of a project to determine what permits are required. Contact MNSPECT by phone at 952-442-7520 or email info@mnspect.com. In general, permits are required for new construction or interior and exterior remodeling work related to a:

- House
- Garage
- Shed
- Roof
- Fireplace
- Siding
- Deck
- Porch
- Window
- Fence
- Swimming pool
- Furnace/AC unit
- Retaining wall
- Driveway/apron
- Water heater

Fines will be issued for projects started without first obtaining a permit. The permit applicant is responsible for scheduling inspections throughout the duration of the project, and a final inspection upon completion.

LOT REQUIREMENTS (continued)

R-2 SINGLE-FAMILY URBAN	
Impervious lot coverage	35% of lot area
Garage coverage	2,000 sf. / 10% of lot area
<u>House/Attached Garage</u>	
Front setback	20 ft.
Rear setback	30 ft.
Interior side setback	10 ft.
Corner side setback	20 ft.
Height	35 ft.
<u>Detached Garage</u>	
Front setback	<u>Street</u>
Rear setback	<u>Alley</u>
	Must be behind house
Interior side setback	5 ft.
Corner side setback	7 ft. side loaded
Height	20 ft. front loaded
	5 ft.
	20 ft.
	12 ft.

R-PUD INSPIRATION

Garage coverage	2,000 sf./10% of lot area
Garage height	12 ft.
House height	35 ft.
PHASE I	
Lot type	Village
Lot area	5,500 sf.
Impervious lot coverage	62%
Front setback	15 ft.
Rear setback	23 ft.
Interior side setback	5/10 ft. (1.5 ft. to neighbor)
Corner side setback	20 ft.
	Traditional
	9,600 sf.
	48%
	20 ft.
	20 ft.

PHASE III - A

Impervious lot coverage	48%
Front setback	20 ft.
Rear setback	20 ft.
Interior side setback	5/10 ft. (1.5 ft. to neighbor)
Corner side setback	20 ft.

PHASE III - B

Impervious lot coverage	48%
Front setback	20 ft.
Rear setback	20 ft.
Interior side setback	7.5 ft. (1.5 ft. to neighbor)
Corner side setback	20 ft.

3rd and 4th Addition

Impervious lot coverage	48%
Front setback	20 ft.
Rear setback	20 ft.
Interior side setback	7.5 ft. (1.5 ft. to neighbor)
Corner side setback	20 ft.



City of Bayport

294 North Third Street
Bayport, Minnesota

Web: www.ci.bayport.mn.us

Email: office@ci.bayport.mn.us

Phone: 651-275-4404

Fax: 651-275-4411



Building and Zoning Requirements for Residential Projects

MNSPECT Building Permit/Inspection Service

Web: www.mnspect.com

Email: info@mnspect.com

Phone: 952-442-7520

Fax: 952-442-7521

LAND SURVEY / SITE PLAN DIAGRAM

To ensure compliance with zoning ordinances, the city requires a land survey of the property be submitted for projects which include expanding the footprint of an existing structure or the construction/installation of a new structure. Depending upon the scope of work and/or project location, a site plan diagram may be accepted as an alternative to a land survey at the city's discretion. The survey or site plan must delineate existing and proposed conditions and include the following:



- Scale (example 1 inch = 10 feet)
- Property lines with lot dimensions (width, depth)
- Location/dimensions of house and garage(s)
- Location/dimensions of all accessory structures (deck, shed, gazebo, pool, stairs, etc.)
- Location/dimensions of all hard cover and impervious surface, including gravel, asphalt, concrete, pavers, brick, boulders, etc. (driveway, sidewalk, patio, game court, retaining wall, etc.)
- Setback distance from all structures to property lines
- Chart with tabulation of square footage for all structures and impervious surfaces



Before investing in a survey or preparing a site plan, it is best to contact City Hall to verify lot requirements for a property. Most residential properties are zoned R-2, with the exception of Point Road, which is zoned R-1, and planned unit developments (PUDs). In neighborhoods with a homeowner's association and/or restrictive covenants, property owners are responsible for complying with additional regulations.

ADMINISTRATIVE / ZONING PERMITS

Most types of construction, remodeling, and demolition projects require a building permit. However, an administrative or zoning permit can in most cases be submitted for the following projects, accompanied by a survey or site plan diagram:

- Detached deck (< 30 inches)
- Retaining wall
- Driveway
- Shed
- Dumpster
- Sidewalk
- Fence
- Stairs/stoop
- Tree trimming
- Gazebo
- Pool/spa (above ground)
- Patio (concrete, asphalt, paver)



Driveways, dumpsters, fences, sheds, and tree trimming each require a separate permit form. All other projects can be submitted using the zoning site plan permit form. Administrative and zoning permits are typically reviewed and processed at City Hall within 5 business days.

BUILDING / MECHANICAL / PLUMBING PERMITS

New construction and larger demolition, remodeling, and improvement projects require a building permit with a set of project plans for review by MNSPECT. However, a residential "over the counter" permit can in most cases be submitted for the following projects and are typically reviewed and processed at City Hall within 1 business day:

- Air conditioner
- Dishwasher
- Shower/tub
- Door(s)
- Toilet
- Washer/dryer
- Water line
- Furnace
- Gas line
- Water heater
- Roof
- Water softener
- Window(s)
- Siding

ZONING DISTRICTS



The city has two residential zoning districts, R-1 and R-2. All homes located on Point Road are zoned R-1. In general, most other residential areas in

the city are zoned R-2, with the exception of some properties adjacent to business or industrial areas. Due to the proximity to the St. Croix River, much of the city along and east of Highway 95 is located in the Floodplain and Lower St. Croix River Bluffland and Shoreland areas and subject to additional zoning regulations. Properties located in neighborhoods with a homeowner's association (HOA) and/or restrictive covenants may also be subject to other regulations and are responsible for compliance, in addition to zoning. Before beginning a project, contact City Hall to verify zoning for a property.

LOT REQUIREMENTS / SETBACKS

All setbacks are measured from property lines, which are typically marked with a corner survey pin (see photo left and right). Washington County has aerial maps with an overlay of the approximate location of property lines on their website www.co.washington.mn.us. While these maps can be useful as a general visual aid, they have been found to vary up to 10 feet in accuracy, and therefore cannot be used as a substitute for a land survey or site plan. In general, the lot requirements listed on the reverse of this brochure apply to single-family residential dwellings, not located in a shoreland/bluffland area, floodplain, PUD, or HOA, unless specifically noted.

