

MAPLE LAKE: LOT AREA, WIDTH, DEPTH, SETBACKS, AND HEIGHT REGULATIONS FOR LAND USE DISTRICTS

(Summary Only - See full text for complete regulations)

Symbol and Use District	Minimum Lot Area and Maximum Density	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback From Road Right-of-Way	Side Yard Setback	Rear Yard Setback	Maximum Building Height	Maximum Site Coverage
AG Farm Residential	a) Farm Residence: None b) Non-Farm: 5 acres maximum of 1 per 40	a) Farm Residence: None b) Non-Farm: 150 Feet	a) Farm Residence: 0 b) Non Farm: 200 feet	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-City Street	a) 30 feet b) 50 feet if building houses animals	50 feet	2 ½ Stories or 35 ft. Except: silos, grain elev., etc.: 60 feet Roof top Mechanical Equipment: +10 ft. Church Spires: 60 ft.	
R-1 Urban Residential	6,000 sq. ft.	50 feet	120	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-City Street	Interior: 10 ft Corner: 20 ft abutting public street	30 feet	2 ½ stories or 35 ft. Roof top Mechanical Equipment: +10 ft. Church Spires: 60 ft.	
R-2 Low Density Single Family Residential	13,500 sq. ft.	90 feet	150	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-City Street	Interior: 10 ft Corner: 20 ft abutting public street	30 feet	2 ½ stories or 35 ft. Roof top Mechanical Equipment: +10 ft. Church Spires: 60 ft.	
R-3 Multi-family Medium Density	8,000 sq. ft. multi-family; 5 acres Townhouse project Maximum Density - 4 units per acre	80 feet	None	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-City Street	Interior: 10 ft Corner: 20 ft abutting public street	30 feet	2 ½ stories or 35 ft. Roof top Mechanical Equipment: +10 ft. Church Spires: 60 ft.	75%

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R-4 Multi-family High-Density	2,900 sq. ft. Maximum Density - 15 units per acre	200 feet	None	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-City Street	Interior and Corner: 30 ft	30 feet	3 stories or 40 ft. Roof top Mechanical Equipment: +10 ft. Church Spires: 60 ft.	80%
MXR* Mixed Residential District	a) Detached: 13,500 sq. ft. b) Duplex: 7,500 sq. ft. c) Attached: 6,000 sq. ft.	a) Detached: 100 feet b) Duplex: 75 feet per unit c) Attached: None	None	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-City Street	a) Detached: 10 feet b) Duplex: 10 feet c) Attached: 15 feet or height of building	30 feet	35 feet Roof top Mechanical Equipment: +10 ft. Church Spires: 60 ft.	Detached - 25% Duplex - 25% Attached - 50%
RB-1 Residential Business Transition	6,000 sq. ft.	50 feet	120 feet	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-City Street	Interior: 10 ft Corner: 20 ft abutting public street	30 feet	35 ft. Roof top Mechanical Equipment: +10 ft. Church Spires: 60 ft.	
B-1 Central Business District	None	None	None	May build up to the property line on 3 sides provided that (a) no encroachment on sidewalk; (b) 25 foot setback minimum on at least 1 side (front, side, or rear); & (c) the building is at least 20 feet from an alley.			35 ft. - Roof top Mechanical Equipment: +10 ft. Church Spires: 60 ft.	

*MXR District has additional regulations including Minimum Structure Separation & Ratios for attached v. detached units

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B-2 Highway Business	None	None	None	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-City Street	a. 20 ft. b. 50 ft. from Res. District	a. 35 ft. b. 50 ft. from Res. District	35 ft. Roof top Mechanical Equipment: +10 ft.	80%
I-1 Light Industry	40,000 sq. ft.	150 ft.	None	125 ft.-State Hwy. 50 ft.-County Rd. 30 ft.-Local Street	a. 25 ft. b. 50 ft. from Res. District & Screening	a. 30 ft. b. 50 ft. from Res. District & Screening	45 ft. Roof top Mechanical Equipment: +10 ft.	85%