



## East Bethel Community Development

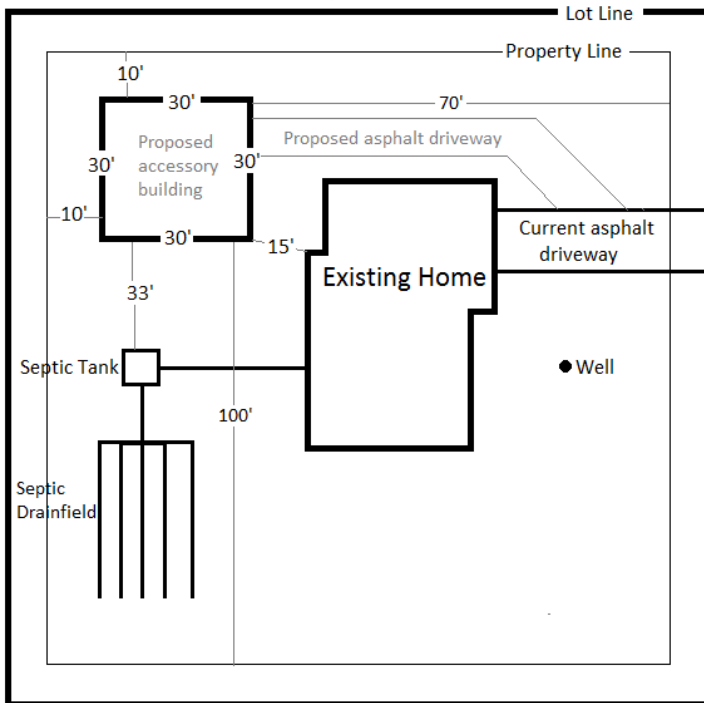
2241 221<sup>st</sup> Ave NE | East Bethel, MN 55011  
 Phone: (763) 367-7844 | Fax: (763) 434-9578

# Setbacks and Site Plan

Zoning	Front Yard Setback on City Road	Side Yard Setback	Side Yard Setback on a City Road	Rear Yard Setback	Setback from County Road	2 <sup>nd</sup> Driveway Allowed	Primary Structure Setbacks	Septic setbacks	Wetland Setbacks
R1*	30 ft	10 ft	25 ft	10 ft	100 ft	No	8 ft	20 ft from drainfield, 10 ft from tanks	20 ft
R2*	30 ft	10 ft	25 ft	10 ft		No			
RR*	40 ft	25 ft	40 ft	25 ft		Yes			
Whispering Aspen	28 ft	10 ft	25 ft	10 ft	NA	No			
*Check to see if you are in the Shoreland Overlay District as the setbacks may be different.									
Shoreland Overlay	Please check with staff for your setbacks as they will be different than above. 25% Impervious Surface rule applies, meaning only 25% of the property's surface can have an impervious surface where water cannot drain through it.								

To find out your zoning or if you are in the Shoreland Overlay District:  
 either use the GIS map on the city website or call 763-367-7844 between M-F 8am-4pm.

Sample Site Plan



### Required to be on site plan:

1. Septic system location and distances
2. Well location and distances
3. Property line location and distances
4. Wetland location and distances
5. Other structures locations and distances
6. Proposed structure location and size/measurements

Scale: 1" = 100 feet