

40' Lot Development Guidelines

Per Fridley City Code, 205.31 O-6 Overlay, Pre-1955 Lots

Guidelines

**Lot must have been platted prior to 1955

Minimum lot size = 4,000 sq. ft.

Minimum lot width = 40 ft.

Lot Coverage = 35%, includes roofed structures only.

Setbacks:

- Front yard = 25 ft.
- Side yard = 7.5 ft.
 - A house without an attached garage – 7.5 ft. on one side and 13 ft. on the other side so there is room to access a detached garage in the rear yard
 - A house with an attached garage – 5 ft. for the attached garage, provided the height of the garage isn't more than 14 ft. at the midspan.
- Corner lots
 - Setback on a street side of a corner lot is 7.5 ft for a dwelling, attached or detached garage, or a garage that opens on the side street.
 - Setback on a street side of a corner lot is 20 ft. from the back of the curb to ensure there is space to park a vehicle.
- Rear yard
 - 25 ft. for living area
 - 15 ft. for an attached garage
 - 3 ft. for a detached garage, if not adjacent to a street.

Height:

- Maximum height is 30 ft.
 - If a new house is being constructed on a lot, the height of the structure needs to be designed to blend and maintain balance with the structures of either side.

This sheet summarizes applicable standards for 40-wide lots. Please refer to [Fridley City Code Chapter 205](#) for the complete requirements.