

**2400.2410 RESIDENTIAL DESIGN STANDARDS.**

- A. Building fronts must be oriented to the primary abutting street.
- B. Primary entrances to ground floor dwellings must be accessed directly from and face the street.

**Fronts and Entrances Oriented to the Street**

- C. Secondary access may be from the side or rear, or, for multifamily buildings, through an interior stairway or elevator and corridor.
- D. Where an alley is present, parking must be accessed through the alley.
- E. Where no alley is present, parking must be accessed from a side street, if a corner lot, or a driveway to a rear yard or garage.

**Garage Access from Side Street**

F. In order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, any attached garage door parallel to a primary street may occupy no more than 50 percent of the width of that building façade, measured at grade. The portion of the façade that contains the garage door must be recessed at least eight feet behind the remainder of the façade.

G. Usable outdoor space must be provided for each dwelling, to the rear or side of the principal building, with a rectangular shape and a minimum dimension of eight feet. Usable outdoor space may not be paved. Usable outdoor space for multifamily, townhouse, and carriage house dwellings may be combined and shared by multiple dwelling units.

H. Front yards must be landscaped. Landscaping may consist of trees, shrubs, or groundcovers, in combination with low fences or walls.

#### Landscaped Front Yards



I. The proportion, size, rhythm, and detailing of windows and doors in new construction must be compatible with that of adjacent buildings, but need not replicate them exactly.

J. Open porches and balconies are encouraged on building fronts.

#### Open porches



K. Building facades greater than 40 feet in length must be divided into smaller increments of 20 feet or less by means of divisions or breaks in materials, entry placement, window bays, or other architectural details.

#### Longer Buildings Articulated into Smaller Increments



**Statutory Authority:** *MS s 15B.06*

**History:** *34 SR 900*

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