



East Bethel Community Development

2241 221st Ave NE | East Bethel, MN 55011

Phone: (763) 367-7844 | Fax: (763) 434-9578

Setbacks

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 nd 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	See Wetland or Shoreland Ord.
R2*	30 ft	10 ft	25 ft	10 ft		No			
RR*	40 ft	25 ft	40 ft	25 ft		With permit			
Whispering Aspen	28 ft	10 ft	25 ft	10 ft	NA	No			
Viking Preserve	25 ft	7 ft	25 ft	25 ft	50 ft	No			25 ft

*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.
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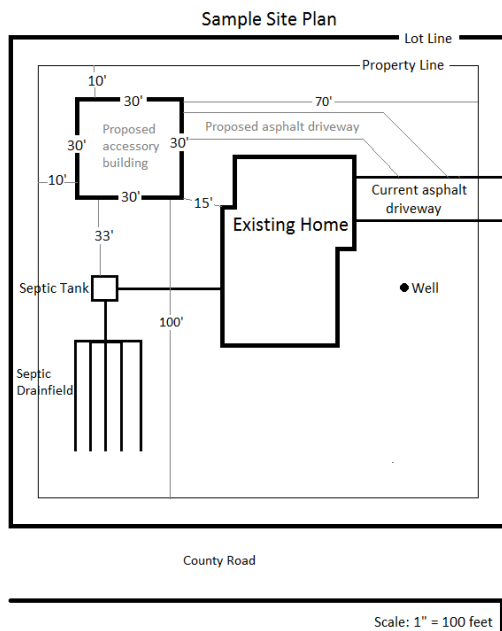
To find out your zoning or if you are in the Shoreland Overlay District:

either use the GIS map on the city website or call 763-367-7844 between M-F 8am-4pm.

Wetland Setbacks

Water Body Type	Permanent Buffer Average Width	Minimum Building and septic system setback from delineated wetland edge
Wetlands adjacent to Significant Natural Environmental Areas (SNEA) or *highly susceptible wetlands	25 ft	50 ft
Cedar Creek or wetlands adjacent to	25 ft	Structures: 100 ft Septic systems: 75 ft
All other remaining wetlands including *slightly and moderately susceptible wetlands	15 ft	25 ft
Storm water ponds and *least susceptible wetlands	Top of slope	25 ft
Lakes	15 ft	Refer to Shoreland Overlay District ord.

*Wetland susceptibility as defined in city's water management 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. Drainage Easements locations
6. Other structures locations and distances
7. Proposed structure location and size/measurements