



The CITY of
EDINA

Zoning Ordinance Amendment





Revisions from January 4, 2022

a. The following improvements shall be excluded when computing building coverage:

- ~~1. Driveways and sidewalks, but not patios, subject to subsection (1)d.1 of his section.~~
- ~~2. Parking lots and parking ramps.~~
- ~~3. Accessory recreational facilities not enclosed by solid walls and not covered by a roof, including outdoor swimming pools, tennis courts and shuffleboard courts.~~
- ~~4. 1. Unenclosed steps and stoops less than 50 square feet.~~
- ~~5. 2. Overhanging eaves and roof projections not supported by posts or pillars.~~



Revisions from January 4, 2022

- (8) ~~Additions to, or replacement of, single dwelling unit buildings with a first floor elevation of more than one foot above the existing first floor elevation of the existing dwelling unit building require a variance per [article II], division 3. Such additions to, or replacements of, single dwelling unit buildings must meet one or more of conditions a-c and always meet condition d.:~~ if one of the conditions below exist on site, the one-foot requirement in (7) above could be increased to the minimum extent possible, as long as the low floor elevation is no higher than 2.5 feet above the high-water elevation and the basement ceiling height is no taller than 9 feet.



Revisions from January 4, 2022

- (a) Front Street Setbacks on France Avenue between Highway 62 and Minnesota Drive and the on York Avenue between 66th Street and 78th Street: A 50-foot setback is required from the face of the curb to the face of building. Above a building height of 60-feet the additional height must step back 10 feet from the face of the building.

- (b) Front Street Setbacks on streets other than France Avenue and York Avenue: A 30-foot setback is required from the face of curb to the face of building. ~~with a building podium height of 60 feet.~~ **Above a building height of 60-feet the additional height must step back 30 feet from the face of the building to a maximum height of 105 feet. Any height above 105 feet must step back an additional 10 feet from the face of the building.** ~~the 60 foot height limit, additional height should step back 30 feet from the face of the building, to a maximum height of 105 feet. Any height about 105 feet should step back and additional 10 feet from the face of the building.~~



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Recommendation

- Grant second reading of Ordinance 2022-01.