

City of Deephaven Setback Requirements

	R1	R2	R3	C1	C2	PUD1	PUD2	
Minimum Lot Size	60,000	40,000	20,000	10,000	10,000	14 Acres	3 Acres	
Minimum Required Setbacks								
Front Yard	50'	50'	35'	15'	15'	50'	50'	
Side Yard	25'	20'	Total of 25' with a minimum of 10'	10'	10'	30'	30'	
Exterior Side Yard	25'	25'	25' with 10' interior	25'	25'	30'	30'	
Rear Yard	30'	25'	15'	20'	20'	30'	30'	
Lake Minnetonka - 929.4 OHWL₁	100'	100'	100'	--	--	--	--	
Lakes Other Than Minnetonka₂	75'	75'	75'	75'	75'	--	--	
Commercial Building Setback from Residential District	--	--	--	50'	50'	--	--	
<small>Footnotes: 1 - The lake yard setback shall be no less than 75 feet from the OHWL for those lots located on the natural shoreline of Carson's Bay and are part of Block 2, Deephaven Shore Acres and Burton's First Addition. 2 - Setback measured from delineated shoreline or DNR established OHWL.</small>								
Minimum Road Frontage	100'	75'	50'	100'	100'	--	--	
Minimum Lake Frontage	125'	125'	100'	--	--	--	--	
Minimum House Width	25'	25'	25'	--	--	25'	25'	
Maximum Permitted Height - Measured to Top of Ridge From Grade								
Principal Structure	36'	36'	Lot Area	Permitted Height	30'	30'	30'	30'
			20,000+ s.f.	36'				
			18,001-20,000 s.f.	35'				
			16,001-18,000 s.f.	34'				
			14,001-16,000 s.f.	33'				
			12,001-14,000 s.f.	32'				
			10,001-12,000 s.f.	31'				
Up to 10,000 s.f.	30'							
Accessory Structure	15'	15'	15'	--	--	--	--	