



## Greater Bemidji Area Joint Planning Board

City of Bemidji Northern Township

317 4<sup>th</sup> Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

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### Standards for Single and Two Family Dwellings



The following information is an excerpt from the Greater Bemidji Area Joint Planning Board Zoning & Subdivision Ordinance Regulations. Please refer, as needed to the complete document for any additional information.

#### Section 401. (C) Standards for Single and Two Family Dwellings

The following standards shall apply to all single and two family dwelling units, unless specifically exempted:

1. All single and two family principle dwellings shall have a minimum livable floor area of eight hundred (800) square feet per unit.
2. All single and two family dwellings shall be attached to a continuous load bearing permanent perimeter foundation that meets the requirements of the State Building Code (skirting is not an allowable substitute), except mobile homes in a mobile home park.

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3. All single and two family principle dwellings, except mobile homes in a mobile home park, shall have a minimum width of twenty (20) feet.
4. Not more than one principle residential structure shall be located on a platted lot, or parcel of record, except as may be permitted by Article XI of this Ordinance relating to planned unit developments or Common Interest Communities consistent with the requirements of Minnesota Statute 515B. The addition of any new tax parcels through either the platting or CIC process shall be subject to the requirements of parkland dedication according to the provisions of this Ordinance.
5. A two family dwelling (duplex) may be divided into individual lots of record with the party wall acting as the dividing lot line subject to the following conditions:
  - a. The property must be zoned either R-5 or R-6, and shall be served by centralized sewer services.
  - b. To protect the safety and property of the owner and occupants of each unit, no two family dwelling may be split until the common party wall fire rating is brought up to adopted Building Code standards.
  - c. Separate sewer and water services, and to the extent feasible, separate gas, electric, telephone, and other utilities shall be provided to each dwelling unit.
  - d. The two-family units must be constructed in a side-by-side manner.
  - e. Where the subdivision of an existing or proposed two-family dwelling is requested, the lot size for each individual unit shall not be less than 4,000 square feet in area or such greater minimum required by Shoreland or other overlay.
  - f. If the property has not been surveyed, a certificate of survey shall be submitted showing the newly created lot line and the legal description of each lot.
  - g. A request for the division of a two-family dwelling shall be approved administratively by the Planning Administrator assuming all conditions are satisfied.
6. Apartments meeting the state building codes with a minimum dwelling space of 300 square feet for studio apartments and 450 square feet for 1 bedroom apartments.