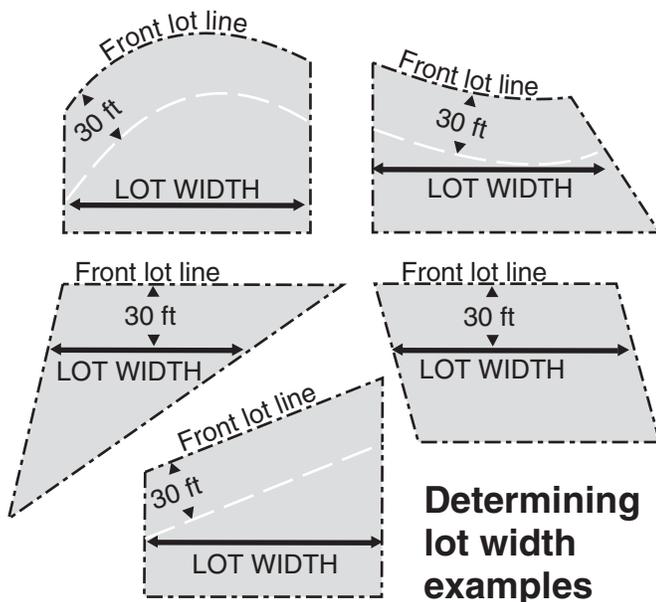


Residential lot width

The zoning district establishes minimum lot widths for all subdivisions. For all single- and two-family subdivisions created after August 2006, lots must meet the required minimum lot width or the prevailing width of existing lots (**prevailing lot width**) in the surrounding neighborhood up to a maximum of 120 feet in width, whichever is greater.

Single-family homes

In *City Code Section 19.42(h)*, lot width is the distance between the side lot lines measured along the shortest straight line that both: a) touches a line 30 feet back from the front lot line and b) is at no point closer to the front lot line than 30 feet. See examples below.



Determining lot width examples

Two-family homes

For the purposes of *Section 19.42(h)*, in cases where horizontally attached two-family residential structures occupy two adjoining lots, lot width is determined by adding together the width of each lot. Notwithstanding the requirements of the section above, two-family residential lots legally created prior to August 31, 2006, may be subdivided in accordance with *Section 19.41(b)(6)*.

How do I determine the prevailing lot width?

The newly created lot must be at least as wide as 80 percent of the median neighborhood lot width or the minimum width required by the applicable zoning district, whichever is greater, up to a maximum width of 120 feet.

To determine prevailing lot width:

1. Identify the applicable surrounding lots.
2. Determine the widths of applicable lots.
3. Calculate the **median** lot width of applicable lots and multiply the median lot width by 80 percent.
4. Submit the documentation.

Step 1: Identify applicable lots

Identify existing lots wholly or partially within 500 feet of the perimeter of the proposed subdivision.

Exclude these lots when determining prevailing lot width:

- Lots that are not single- or two-family residential lots.
- Lots within the proposed subdivision itself.
- Corner lots.
- Flag lots (lots with street frontages less than half the district required minimum).
- Lots approved through the Neighborhood Unit Development (NUD) process.
- Lots that are not within 500 feet of the proposed subdivision when measured along existing or proposed public streets.
- For the purposes of calculating single-family residential lot width, two-family lots are excluded.

The City of Bloomington can assist you in determining applicable properties. Contact the Planning Division for assistance.

Step 2: Calculate the median lot widths

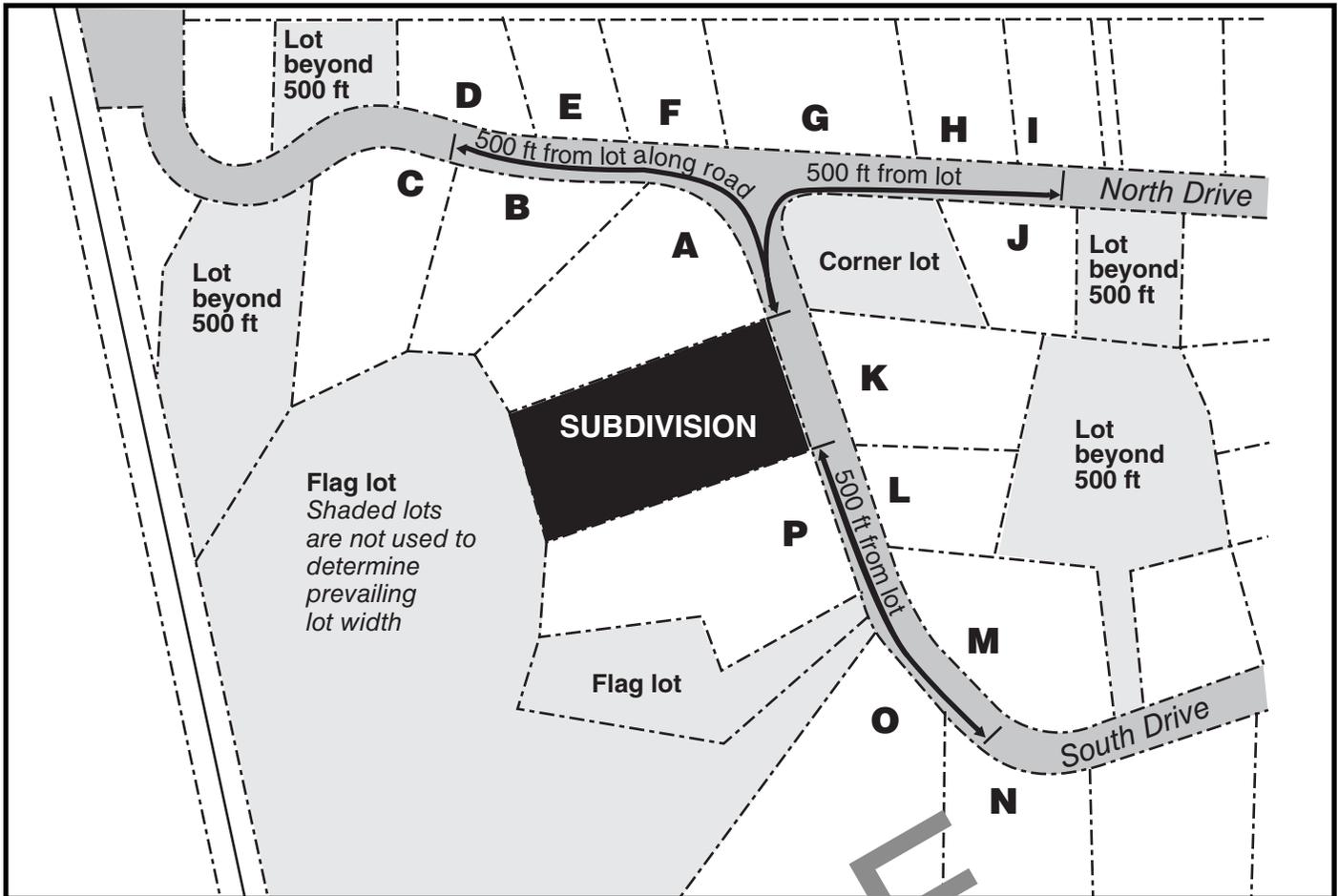
Calculate the median lot width from list of applicable lots. Then determine the width equal to 80 percent of the median lot width. Newly created lot widths must equal or exceed 80 percent of the median lot width or meet the minimum lot width of the applicable zoning district, whichever is greater. No lot will be required to have a width greater than 120 feet.

To calculate the median put the lot widths in order from smallest to largest and then find the middle value

Step 3: Documentation

Where appropriate, applications for subdivision must include a map and list of applicable lots and their widths used to determine prevailing lot width. This list must be signed by the Surveyor who performed the prevailing lot width calculations and must include the Surveyor's RLS number. See page 2 for a sample documentation sheet.

Prevailing Lot Width Calculation for 10004 South Drive



Lot Address	Calculated Width	Lot Address	Calculated Width
A 10000 South Dr	XXX feet	I	
B		J	
C		K	
D		L	
E		M	
F		N	
G		O	
H		P 10010 South Dr	XXX feet

Median neighborhood lot width = XXX feet

Minimum lot width = 80 % of Median = XXX feet
or minimum lot width required by zoning district, whichever is greater.

I hereby certify that I have prepared these lot width calculations based on City of Bloomington Code requirements and that the calculations are accurate.

Signed:

 John Smith, Land Surveyor
 Minnesota License No. 456789