



# EDINA MINNESOTA

## Planning Commission Work Session Meeting Agenda

March 25, 2026, 5:30 PM

Edina City Hall, Community Room, 4801 W. 50th St.



### **Accessibility Support:**

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 at least 72 hours in advance of the meeting.

### **1. Call to Order**

### **2. Roll Call**

### **3. Meeting Topics**

3.1. Zoning and Subdivision Ordinance Update — R-1 Analysis

### **4. Adjournment**



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**Item Number:** 3.1

**Department:** Community Development

**Item Activity:** Discussion

**Prepared By:** Addison Lewis, Community Development  
Coordinator

**Item Title:** Zoning and Subdivision Ordinance Update — R-1 Analysis

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**Action Requested:**

No action. Discussion only.

**Information/Background:**

Staff and the consultant, ZoneCo, will provide a review of the issues with the R-1 district standards that were identified in the Zoning/Subdivision Ordinance Audit report completed in 2024 and discuss options for resolving them. A summary of the R-1 district analysis is attached.

The Zoning/Subdivision Ordinance Audit report may be found under the "Documents" section on the [Better Together Edina project page](#).

**Supporting Documentation:**

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. R1 Subarea Report Summary
2. R1 Subarea Map Edina (Board Portal)

# Zoning Code Rewrite Progress Report

## Single Dwelling Unit (R-1) District

### Introducing the R-1 District

#### ***Designed for families.***

The R-1 District is intended to accommodate and preserve Edina's single-family homes. Property owners in the R-1 District are predominately residents of the City.

***Standards in the R-1 District should be easy for homeowners to understand.***

#### ***Prominent.***

The R-1 District encompasses more than 61 percent of the City's parcels. That accounts for 92 percent of the City's residentially-zoned land.

***Complexity in the R-1 District impacts nearly the entire City.***

### Existing R-1 District Lot Standards

#### ***Minimum Lot Size***

9,000 square feet; provided, however, if the lot is in a neighborhood, as defined in Chapter 32, which has lots with a median lot area greater than 9,000 square feet, then the minimum lot area shall be not less than the median lot area of the lots in such neighborhood.

#### ***Minimum Lot Width***

75 feet; provided, however, if the lot is in a neighborhood, as defined in Chapter 32, which has lots with a median lot width greater than 75 feet, then the minimum lot width shall be not less than the median lot width of lots in such neighborhood.

#### ***Minimum Lot Depth***

120 feet; provided, however, if the lot is in a neighborhood, as defined in Chapter 32, which has lots with a median lot depth greater than 120 feet, then the minimum lot depth shall be not less than the median lot depth of lots in such neighborhood.

#### ***Minimum Lot Width-to-Perimeter Ratio***

0.1

### Observation of Existing Standards

#### ***Administrative Burden***

Current median-based standards require official surveying of multiple neighboring properties before construction can even begin. This can be burdensome for single-family homeowners and City staff alike.

## ***Barrier to Housing***

Overly complex dimensional standards result in larger lot sizes and setbacks than necessary, restricting density and supply.

## **Review Methodology**

Following the project kick-off in July, the Planning Division and consultant team conducted analysis on a sample of 10 lots in 37 of Edina's 44 neighborhoods using satellite imagery and Hennepin County GIS data. For each lot, the team sampled the following measurements.

### ***Lot size.***

The area within the lot lines exclusive of land located below the ordinary high-water elevation of lakes, ponds and streams.

### ***Lot width.***

The horizontal distance between side lot lines, measured at right angles to the line establishing the lot depth at a point of 50 feet from the front lot line.

### ***Front setback.***

The shortest horizontal distance from the forward most point of a building or structure to the nearest point on the front lot line. Within the Greater Southdale District, front street setbacks shall be measured from the forward most point of a building or structure to the face of curb per Section 36-1276.

### ***Side setback.***

The shortest horizontal distance from any part of a building or structure to the nearest point on an interior side lot line.

On a corner lot, the street side setback is the shortest horizontal distance from any part of a building or structure to the nearest point on a side lot line that adjoins a street. Within the Greater Southdale District, side street setbacks shall be measured from the forward most point of a building or structure to face of curb per section 36-1276.

## **Key Sampling Takeaways**

### ***Massive Variation***

Lot sizes vary significantly from neighborhood to neighborhood. The median lot size sampled in Country Club was 7,369 sq. ft. while the median lot size sampled in Rolling Green was 50,152 sq. ft.

### ***Lot Width Correlation***

Lot width approximately correlates with lot size, but the minimum lot width requirements currently treat all lots in the R-1 District the same.

***Setback Creep***

While front setback standards allow flexibility, the median setback standard pushes the minimum setback further and further from the front lot line.

**Proposed Solutions**

***Create R-1 District Lot Size Subareas***

R-1 District Lot Size Subarea	Minimum Lot Size
A-8	8,712 sq. ft.
A-10	10,000 sq. ft.
A-15	15,000 sq. ft.
A-20	20,000 sq. ft.

***Tie Minimum Lot Widths to the R-1 District Subareas***

R-1 District Lot Size Subarea	Minimum Lot Size	Minimum Lot Width
A-8	8,712 sq. ft.	50 ft.
A-10	10,000 sq. ft.	75 ft.
A-15	15,000 sq. ft.	90 ft.
A-20	20,000 sq. ft.	100 ft.

***Recalibrate Setback Relief Tools to Prevent Setback Creep***

- (1) *Established front setback.* If more than 25 percent of the lots on a block face are occupied by existing dwelling units, the minimum front setback required for all lots on the block face shall be determined as follows.
  - A. If the subject lot abuts only one lot containing a dwelling unit on the same block face, the principal building shall be set back from the front lot line not less than the established front setback on the adjacent lot containing the dwelling unit.
  - B. If the subject lot abuts more than one lot on the same block face containing a dwelling unit, the principal building shall be set back from the front lot line not less than the smallest and not more than the largest established front setback on the block face.

**Testing Effectiveness**

To determine whether the proposed standards would limit lot splits effectively, the Planning Division and consultant team conducted analysis on a sample of 10 lots in each neighborhood.

Where multiple R-1 District Lot Size Subareas existed in the same neighborhood, the team sampled 10 lots in each subarea in that neighborhood.

**470**

The Planning Division and consultant team sampled 470 lots, including 10 lots in every neighborhood containing a lot in the R-1 District.

**1.4 %**

Across all lots sampled, only seven lots - 1.4 percent - were eligible for a lot split on the grounds of lot size and lot width.

**2**

Amongst the seven lots identified as being eligible for a lot split, only two lots were identified as eligible for more than one lot split.