

**BRAINERD, MN**  
**Chapter 515 ZONING**

**515-2-6 Contemporary Neighborhood 1 (CN-1)**

- A. **Purpose of Contemporary Neighborhood 1 Zoning District.** The purpose of the CN-1 Zoning District is intended for predominantly single-family detached residential uses and associated accessory uses. Lots in this District are typically developed with front-loaded garages, with larger private yard spaces. The lots are wider with principal structures setback and connected to public right-of-way with a private driveway.
- B. **Permitted Uses.** See Appendix A: Table of Uses.
- C. **CN-1 Zoning District Dimensional Standards.** Table 515-2-6.1 identifies the Dimensional Standards for Principal and Accessory Structures.

**Table 515-2-6.1. CN-1 Dimensional Standards – Density, Lot Size, Coverage and Height Standards**

Lot Dimensions		
<b>A</b>	Lot Size (range) Density (range)	10,000 SF – 21,780 SF 3 – 5 DU/AC
<b>B</b>	Buildable Area (minimum)	Outside all setbacks
<b>C</b>	Lot Frontage on All Roads (range)	75'-90'
Principal Building & Attached Accessory Building Standards		
<b>D</b>	Front Yard Setback (minimum)	30'
<b>E</b>	Side Yard Setback (minimum)	10'/20' corner
<b>F</b>	Rear Yard Setback (minimum)	30'
	Accessory Building SF, attached	Counts towards Total Allowable SF
	Accessory Building Number, attached	Does not count towards Permitted Number
Accessory Building Standards		
<b>G</b>	Location	Behind principal building
<b>H</b>	Side Yard Setback (minimum)	5' /10' corner
<b>I</b>	Rear Yard Setback (minimum)	5'
	Total Allowable Accessory Building SF	1,500 SF or 10%, whichever is greater
	Total Number of Permitted Accessory Buildings	2
	▪ Exception if no Attached Accessory Building is present, total Number Permitted	3
	Accessory Dwelling Unit (ADU)	Permitted on Corner lot, by CUP on interior lot
	▪ Size of ADU (maximum)	650 SF
Coverage and Height Standards		
	Impervious Surface Coverage (maximum)	50%
	Principal structure height (maximum) (See Section 515-4-3)	35'
	Accessory structure height (maximum)	Up to 35' but may not exceed height of principal structure
Other Standards		
<b>J</b>	Driveway	Width at ROW maximum is 18'
<b>K</b>	Garage	Must be setback behind façade of principal structure a minimum of 5'
	Sidewalk/Trail Standards	See Subdivision Ordinance Chapter 500

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Figure 515-2-6.1. CN-1 Density and Lot Dimensional Standards Diagram

