



STRUCTURAL COVERAGE & MASSING STANDARDS

City Code Sections [78-1403](#) & [78-1685](#)

ALL NON-INDUSTRIAL DISTRICTS

Planning & Zoning Department 952-249-4620

www.ci.orono.mn.us

Structural Massing Limitations – All Zoning Districts (Non-Industrial): All lots less than two (2) acres* in area are subject to the following:

**Note in determining the size of a lot, wetlands are included but street or road easements are not. The lot must be contiguous and one tax parcel.*

Maximum Total Building Footprint Limitations

- On a lot 10,000 square feet in area or greater, the total combined footprints of all principal and accessory structures shall not exceed 20% of the gross lot area; or
- On lots less than 10,000 square feet in area, the total combined footprints of all principal and accessory structures shall not exceed 2,000 square feet.

Calculation of Massing

All roofed structures where the highest point of the roof is more than six feet above grade level shall be included in the calculation of the total combined building footprints by structures.

Building Footprint means the outline of the total area covered by a building's perimeter at the ground level (to the block/foundation).

1. Carports, covered porches and other similar building features which have no exterior walls shall be included as part of a building footprint by drawing a straight line between the outer edges of all support structures (and the main building if applicable).
2. The outer edge of building protrusions, bay windows or other similar features that extend outward from a building and are less than four feet from the ground shall be considered as part of the building footprint.

Hardcover

Hardcover and structural coverage are not interchangeable terms. *Hardcover* includes any impervious surface and is regulated only for a property identified as Tier 1 through Tier 5 on [Orono's Stormwater Quality Overlay District Map](#) (City Code Sections [78-1](#); and [78-1700](#)). Note, a property having less than two acres in area within Tiers 1 through 5 is subject to both hardcover and structural coverage limitations.

For More Information

Contact the Planning and Zoning Department at 952-249-4620 or planning@ci.orono.mn.us.

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Note: This is an information sheet only, every effort has been made to insure the accuracy of the information contained herein; however, if any information is not consistent with provisions of the City Code, the Code provisions will prevail.