



# FRONT PORCHES

## Why would I add a porch onto my home?

### *A well-designed porch can do the following for your home:*

- Increase value and improve “curb appeal”
- Provide a transition space from the public street to the privacy of your home.
- Provide a gathering space for neighbors
- Provide a welcoming, sheltered entry
- Provide an opportunity to add architectural detail to the front of your home

### *A front porch can also enhance your neighborhood:*

- Create a more interesting streetscape
- Increase front yard activity and provide “eyes on the street”
- Encourage social interaction between neighbors

## **My house is located 30 feet from the front property line; how can I add a front porch? I thought homes had to be set back at least 30 feet.**

Richfield zoning regulations do require homes to be set back 30 feet from the front property line. In the past, unless you had “extra” room in your front yard, you were limited to a six-foot uncovered landing and steps. However, in the interest of enhancing neighborhoods in the ways mentioned above, these rules were relaxed. Provided that the design criteria are met, covered front porches of up to 10 feet in depth may be added, so long as the porch is no closer than 20 feet from the front property line.

### **Design criteria:**

- Exterior porch materials must be consistent or complimentary in color, texture and quality with those visible at the front of the dwelling;
- The porch roof must be properly proportioned to and integrated with the roof of the dwelling with no less than a 3/12 slope;
- The base of the porch may not be open and its appearance must be consistent with the base of the dwelling;
- At least 65 percent of the exposed porch façade must be open or occupied by windows, screens and/or doors of transparent material; the façade constitutes the area from the floor level of the porch to the porch ceiling; and
- Plans must be prepared by a registered architect.
- The Director of Community Development may attach additional conditions to the approval of the porch.

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## **ZONING CODE SECTION 514.13**

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**This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.**