

SECTION 13
"R-1" SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

Subdivision 1: INTENT

The intent of the R-1 District is to permit the development of single and two family dwellings in the community; to provide reasonable standards for such development; to avoid overcrowding; and to prohibit the use of land which would be incompatible with or detrimental to the essential residential character of such a district.

Subdivision 2: PERMITTED USES

1. Single and two family dwellings.
2. State licensed residential facilities or housing with services establishment registered under Minnesota Statutes Chapter 144D, as amended, serving six (6) or fewer persons at one time.
3. State licensed day care or nursery school facilities serving twelve (12) or fewer persons at one time.
4. Group family day care facilities properly licensed under Minnesota Rules serving fourteen (14) or fewer children except a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct violating criminal statutes relating to sex offenses.
5. Public Parks and playgrounds.
6. Essential Services.
7. Agricultural crop production or gardening (not including the raising and keeping of livestock).

Subdivision 3: PERMITTED ACCESSORY USES

1. Private garages (not exceeding 900 square feet in area) if the exterior covering materials on the roof and side walls are the same or similar to the roof and side wall materials on the principal structure.
2. Home Occupations.
3. Private swimming pools and tennis courts with fencing that prohibits unauthorized entry.
4. Accessory Buildings (not exceeding 120 square feet in area) for storing domestic equipment and non-commercial recreational equipment.
5. Boarding and renting of rooms to not more than two (2) persons.
6. Gazebos and decks serving the principal residential structure.
7. Playhouses.
8. Kennels owned by the principal structure's occupants.
9. Fences as regulated by Section 6.
10. Off-street parking spaces and carports as regulated by Section 7.
11. Signs as permitted and regulated by Section 8.
12. Temporary buildings during periods of construction of principal structures and located on the property no longer than one (1) year.

Subdivision 4: CONDITIONAL USES

The following uses require a Conditional Use Permit based on the procedures set forth in Section 22 of this Ordinance:

1. Governmental, municipal and public utility buildings and structures necessary for the community's health, safety, and general welfare.
2. Public or semi-public recreational buildings and community centers.
3. Churches, public libraries, museums, primary and secondary schools, which are accredited by the State Department of Education, and hospitals.
4. Planned Unit Residential Developments regulated by Section 21 of this Ordinance.
5. Townhouses containing four (4) or fewer units whether in a single unit or on a combination of lots.
6. Essential Services structures.
7. Towers and Antennas as regulated by Section 9.
8. Uses the City Council determines to be substantially similar in nature to the conditional uses listed above and not detrimental to the City's general health and welfare.

Subdivision 5: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. Lot Area.
 - A. Single Family Dwelling. Lot area for lots with a single-family dwelling must be at least 10,000 square feet.
 - B. Two-family Dwelling. Lot area for lots with a two-family dwelling must be at least 12,000 square feet.

- C. Other Uses. Lot area for lots for other uses must be determined based upon meeting the maximum floor area ratio.
- 2. Lot Width. Lot width must be at least eighty (80) feet at the established building line.
- 3. Lot Depth. Lot depth must be at least one hundred twenty-five (125) feet.
- 4. Setbacks.
 - A. Front Yard Setback. The front yard setback must be at least thirty (30) feet.
 - B. Side Yard Setback. The side yard setback must be at least five (5) feet, except that the side yard setback on corner lots must be at least twenty (20) feet. Conditional uses, if approved must have a side yard setback of at least 20 feet.
 - C. Rear Yard Setback. The rear yard setback must be at least 20 feet.
 - D. Existing Lots. Notwithstanding anything in this Section apparently to the contrary, for Lots platted before this

Ordinance's effective date, the setbacks will be as follows:

- 1. Front Yard = 20 feet
- 2. Side Yard = 5 feet

- 5. Building Height.
 - A. Principal Structure. All principal residential structures may not exceed thirty-five (35) feet in height.

- B. Accessory Buildings. Accessory Buildings may not exceed eighteen (18) feet in height.
- 6. Floor-area-ratio. The floor-area-ratio may not exceed .30, which means not more than 30% of the lot area may be used for floor areas of all buildings on the lot.
- 7. Exterior Finish. Corrugated metal siding is not permitted.

Subdivision 6: ACCESSORY BUILDINGS

- 1. Location - Rear Yard. Detached Accessory Buildings may be located only in the rear yard. Notwithstanding the above restriction, detached garages accessory to single and two family residences may be located in the side yard provided they meet all setback requirements set out in this Ordinance.
- 2. Number. No lot may contain more than two (2) detached Accessory Buildings.
- 3. Size. Detached Accessory Buildings may occupy no more than twenty-five percent (25%) of the yard in which they are located.
- 4. Exterior. All Accessory Buildings must be compatible in design and be homogeneous in appearance to the principal structure and of the same or higher quality of materials as the principal structure. Corrugated metal siding is not permitted.
- 5. Accessory Building Setbacks.
 - A. Located Within 10 Feet of the Principal Building. If located within ten (10) feet of the principal building's, Accessory Buildings must comply with all yard requirements applicable to the principal building.

- B. Located Outside 10 Feet of the Principal Building. If Accessory Buildings are to be located more than ten (10) feet from the principal building they must have a rear and side yard setback of at least three (3) feet.

- C. Detached Accessory Buildings. All detached Accessory Buildings must be setback at least thirty (30) feet from all street right-of-way lines.

- D. Garages near alley. All garages must, if the vehicle entrance backs upon a public alley, be set back at least twenty (20) feet from the public alley right-of-way.