

SECTION 14
"R-2" MULTIPLE FAMILY RESIDENTIAL DISTRICT

Subdivision 1: INTENT

It is the intent of the R-2 District to provide for multiple-family dwellings and related complementary uses.

Subdivision 2: PERMITTED USES

1. All permitted uses as allowed in an "R-1" Single and Two Family Residential District.
2. Multiple-family dwelling units including Apartments, Townhouses and attached patio homes.
3. Boarding and rooming houses.

Subdivision 3: PERMITTED ACCESSORY USES

1. Hoop/Tubular Frame Buildings shall not be permitted as a storage building or for any other use within any residential district within the City except when they are used for gardening.
2. Hoop/tubular frame buildings are allowed with the following conditions:
 - a. They are private conservatories for plants and flowers (not including the sale thereof).
 - b. They are not to exceed 150 square feet in area and not higher than 8 feet in height.
 - c. They must be located in the rear yard of the property.
3. All permitted accessory uses as allowed in an "R-1" Single and Two Family Residential District.
4. Off-street loading and parking as regulated by Section 7.

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. All conditional uses, subject to the same provisions as allowed in the "R-1" Single and Two Family Residential District.
2. Residential planned unit developments regulated by Section 21 of this Ordinance.
3. Nursing homes, assisted living facilities, and rest homes.
4. Medical clinics and other buildings used for the treatment of human beings.
5. State licensed residential facilities serving from seven (7) through sixteen (16) persons.
6. Licensed day care facilities serving from thirteen (13) through sixteen (16) persons.
7. Manufactured Home Parks as regulated under Section 20 of this Ordinance.
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 8,000 square feet.

- B. Two-family Dwelling. Lot area for lots with a two-family dwelling must be at least 11,000 square feet.
 - C. Three-family Dwelling or more. Lot area for lots with a three-family Dwelling or more must be at least 15,000 square feet for the first 3 units and an additional 1,200 square feet for each unit after 3.
 - D. All lots must comply with floor-area ratio requirements.
- 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 (100) feet.
 - 4. Setbacks.
 - A. Front Yard Setback. The front yard setback for all structures must be at least thirty (30) feet.
 - B. Side Yard Setback.
 - 1. Single and Two Family Structures. The side yard setback must be at least five (5) feet, except that the side yard setback on corner lots must be at least thirty (30) feet.
 - 2. Multi-family and Other Uses. Multi-family and other uses, if approved, must have a side yard setback of at least ten (10) feet.
 - 3. Accessory Buildings. Accessory Buildings must have a side yard setback of at least five (5) feet.

C. Rear Yard Setback.

1. Principal Structures. Principal structures must have a rear yard setback of at least thirty five (35) feet.
2. Accessory Buildings. Accessory Buildings must have a rear yard setback of at least five (5) feet.
3. Garages Facing Rear Lot Line. Garages with vehicle entrances facing the rear lot line must have a rear yard setback of at least twenty (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. Single and Two Family Dwellings. Single-family and two-family dwellings may not exceed thirty five (35) feet in height.
- B. Other Principal Buildings. Principal buildings other than single and two family dwellings may not exceed forty-five (45) feet in height.
- C. Accessory Buildings. Accessory Buildings may not exceed eighteen (18-25) feet in height depending on lot size. (This is to

match accessory building code changes made prior.

6. Floor-area-ratio. The floor-area-ratio for single and two family dwellings 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. The floor-area-ratio for all other uses may not exceed .40, which means not more than 40% of the lot area may be used for floor areas of all buildings on the lot.
7. Green Space. For buildings containing three (3) or more dwelling units there must be a minimum of two hundred (200) square feet of contiguous and useable green space per dwelling unit. Setback areas may not be counted toward the required green space.
8. Exterior Finish. Corrugated sheet metal siding shall not be permitted.

Subdivision 6: SITE PLAN - CERTIFICATE OF SURVEY.

Prior to the issuance of a permit for any building with a foundation, a site plan for the property must be approved by following the site plan review process. The City Clerk must receive completed applications, including twenty (20) copies 11"x17" and six (6) full size (approx. 22"x34") copies, if applicable, of the site plan/certificate of survey at least ten (10) business days prior to the Planning Commission's next scheduled meeting. The site plan must contain at a minimum the following:

1. The current and proposed use of the property;
2. A Certificate of Survey;
3. All structures and their dimensions and location;
4. Location of waste facilities including measures used for enclosure and screening (See Section 5 Subd. 3);

5. Location of the water supply and utilities;
6. Elevations and drainage facilities;
7. Streets and ingress and egress;
8. Parking (including typical size and locations of handicap spaces) (See Section 7);
9. Landscaping (including features and types of materials to be used) (See Section 5 Subd. 3);
10. Lighting locations and types of fixtures (See Section 5 Subd. 6);
11. Location and dimensions of required green space;
12. Screening and fences (including types and heights of fencing) (See Section 6);
13. Location and size of signs (See Section 8);
14. Distances to surrounding buildings, and surrounding land uses; and
15. Any other information deemed necessary by the Zoning Administrator or Planning Commission.

As part of the site plan review and approval the Planning Commission may recommend and the City Council may, on the recommendation of the Planning Commission or on its own, require that changes be made to a site plan. Such changes may include, without limitation, limiting the size and number of street accesses, requiring fencing or screening, requiring changes to the landscape plan, requiring alterations of the location and types of lighting and signage, altering parking lot design and layout, altering building layout, and other alterations and adjustments to ensure a design which is in conformance with this Ordinance and is in the best interest of the City.

Subdivision 7: PERFORMANCE BOND.

To ensure site plan improvements, including without limitation landscaping and waste enclosures, are completed in accordance with the approved site plan, a performance bond or other approved security in the amount deemed sufficient by the City Council may be required to be deposited with the City before the issuance of a building permit for the project.

Sections 14 "R-2" Multiple Family Residential District, Subd 6 Site Plan – Certificate of Survey and amended by Ordinance Number 399 adopted August 9, 2011 and published May 22, 2012.

Sections 14 "R-2" Multiple Family Residential District, Subd 3 Permitted Accessory Uses and amended by Ordinance Number 443 to add Hoop/Tubular Frame Buildings adopted May 7, 2019 and published May 14, 2019.

Section 14 "R-2" Multiple Family Residential District, Subd 5 Lot, Yard, Area and Height Requirements amended by Ordinance Number 478 adopted March 12, 2024, and published March 19, 2024.

Section 14 "R-2" Multiple Family Residential District, Subd 6 Site Plan – Certificate of Survey amended by Ordinance Number 492 adopted February 4, 2025, and published February 11, 2025.