

## CHAPTER 45

### R-1, RESIDENTIAL-URBAN SINGLE FAMILY DISTRICT

#### SECTION

- 45.01: Purpose
- 45.02: Permitted Uses
- 45.03: Interim Use
- 45.04: Accessory Uses
- 45.05: Conditional Uses
- 45.06: Lot Area and Setback Requirements
- 45.07: Lot Coverage and Height

**45.01: PURPOSE:** The purpose of the R-1, Residential-Urban Single Family District is to provide for continuation of single family residential development and infill of lots in areas of the City platted prior to 1 July 1999 with available municipal sanitary sewer and water services of the community at a relatively dense urban scale and to be established only when such services are available.

**45.02: PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-1 District:

- A. Single family detached dwellings.
- B. Essential services.
- C. Day care facilities serving twelve (12) or fewer persons.
- D. Residential care facilities serving six (6) or fewer persons.
- E. Public parks and playgrounds.
- F. Model homes as regulated by Chapter 22 of this Ordinance.

**45.03: INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in an R-1 District and are further governed by Chapter 5 of this Ordinance.

- A. None.

**45.04: ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-1 District:

- A. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.
- B. Private garages and off-street parking.
- C. Recreational vehicles and equipment.
- D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.
- E. Fences.
- F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- G. Accessory uses incidental and customary to the uses permitted in Sections 45.02 and 45.05 of this Ordinance.
- H. Home occupations.
- I. Signs.

**45.05: CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-1 District. (Requires a conditional use permit based upon procedures set forth and regulated by Chapter 4 of this Ordinance.)

- A. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:
  - 1. Side yards shall be double that required for the district.
  - 2. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 16.10 of this Ordinance.
  - 3. Adequate off-street parking and access is provided on the site in compliance with Chapter 19 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in

compliance with Section 16.10 of this Ordinance.

4. Adequate off-street loading and service entrances are provided and regulated where applicable by Chapter 19 of this Ordinance.
  5. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- B. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:
1. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Section 16.10 of this Ordinance.
  2. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- C. Planned unit development as regulated by Chapter 24 of this Ordinance.

**45.06: LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A. Lot Requirements.

1. Minimum Lot Area: Eleven thousand (11,000) square feet.
2. Minimum Lot Width: Eighty-five (85) feet.
3. Minimum Lot Depth: One hundred (100) feet.

B. Principal Structure Setbacks:

1. <u>Road Class</u>	<u>Setbacks from Right-of-Way Lines</u>
Principal/Minor Arterial Street	65 feet <b><u>new, 40 for existing base lots</u></b>
Collector Street	65 <b><u>45 feet new, 35 for existing base lots</u></b>
Local Street	30 feet
From Cul-De-Sac Right-of-Way	30 feet

Where a lot is located at the intersection of two (2) or more streets that

bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

2. Side Yard: Ten (10) feet.
  3. Rear Yard: Twenty (20) feet.
- C. Accessory Structure Setbacks as regulated by Section 17.12 of this Ordinance.

**45.07: LOT COVERAGE AND HEIGHT:** The following lot coverage and height requirements shall be observed in an R-1 District:

- A. The total ground area of all residential buildings shall not exceed a lot coverage of thirty (30) percent.
- B. All residences shall be limited to a maximum height of two and one-half (2-1/2) stories or thirty-five (35) feet.
- C. Accessory uses as regulated by Section 17.12 of this Ordinance.
- D. Minimum foundation (ground floor area) size: Eight hundred sixty (860) square feet per dwelling unit.**

## CHAPTER 46

### R-2, RESIDENTIAL-SUBURBAN SINGLE FAMILY DISTRICT

#### SECTION

- 46.01: Purpose
- 46.02: Permitted Uses
- 46.03: Interim Use
- 46.04: Accessory Uses
- 46.05: Conditional Uses
- 46.06: Lot Area and Setback Requirements
- 46.07: Lot Coverage and Height

**46.01: PURPOSE:** The purpose of the R-2, Residential-Suburban Single Family District is to provide for single family dwelling units within sewered areas of the community at a relatively dense suburban scale and to be established only when such services are available.

**46.02: PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-2 District:

- A. Single family detached dwellings.
- B. Essential services.
- C. Day care facilities serving twelve (12) or fewer persons.
- D. Residential care facilities serving six (6) or fewer persons.
- E. Public parks and playgrounds.
- F. Model homes as regulated by Chapter 22 of this Ordinance.

**46.03: INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in an R-2 District and are further governed by Chapter 5 of this Ordinance.

- A. None.

**46.04: ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-2 District:

- A. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.
- B. Private garages and off-street parking.
- C. Recreational vehicles and equipment.
- D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.
- E. Fences.
- F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- G. Home occupations.
- H. Accessory uses incidental and customary to the uses permitted in Sections 46.02 and 46.05 of this Ordinance.
- I. Signs.

**46.05: CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-2 District. (Requires a conditional use permit based upon procedures set forth and regulated by Chapter 4 of this Ordinance.)

- A. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:
  - 1. Side yards shall be double that required for the district.
  - 2. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 16.10 of this Ordinance.
  - 3. Adequate off-street parking and access is provided on the site in compliance with Chapter 18 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in

compliance with Section 16.10 of this Ordinance.

4. Adequate off-street loading and service entrances are provided and regulated where applicable by Chapter 19 of this Ordinance.
  5. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- B. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:
1. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Section 16.10 of this Ordinance.
  2. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- C. Planned unit development as regulated by Chapter 24 of this Ordinance.

**46.06: LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-2 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A. Lot Requirements:

1. Minimum Lot Area: Twelve thousand (12,000) square feet.
2. Minimum Lot Width: Eighty-five (85) feet.
3. Minimum Lot Depth: One hundred (100) feet.

B. Principal Structure Setbacks:

1. Front Yard:

<u>Road Class</u>	<u>Setbacks from Right-of-Way Lines</u>
Principal/Minor Arterial Street	65 feet <b><u>new, 40 for existing base lots</u></b>
Collector Street	65 <b><u>45 feet new, 35 for existing base lots</u></b>
Local Street	35 feet
From Cul-De-Sac Right-of-Way	35 feet

Where a lot is located at the intersection of two (2) or more streets that

bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

2. Side Yard: Ten (10) feet.
  3. Rear Yard: Twenty (20) feet.
- C. Accessory Structure Setbacks as regulated by Section 17.12 of this Ordinance.

**46.07: LOT COVERAGE AND HEIGHT:** The following lot coverage and height requirements shall be observed in an R-2 District:

- A. The total ground area of all residential buildings shall not exceed a lot coverage of thirty (30) percent.
- B. All residences shall be limited to a maximum height of two and one-half (2-1/2) stories or thirty-five (35) feet.
- C. Accessory uses as regulated by Section 17.12 of this Ordinance.
- D. Minimum foundation (ground floor area) size: Eight hundred sixty (860) square feet per dwelling unit.**



CHAPTER 47

R-3, RESIDENTIAL-MEDIUM DENSITY MULTIPLE FAMILY DISTRICT

SECTION

- 47.01: Purpose
- 47.02: Permitted Use
- 47.03: Interim Use
- 47.04: Accessory Uses
- 47.05: Conditional Uses
- 47.06: Lot Area and Setback Requirements
- 47.07: Lot Coverage Height

**47.01: PURPOSE:** The purpose of the R-3, Residential-Medium Density Multiple Family District is to provide for low to moderate density through the mixture of one and two unit medium density dwellings and directly related complementary uses.

**47.02: PERMITTED USE:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-3 District:

- A. Single family detached dwellings.
- B. Two family dwelling units, single family attached dwelling not exceeding two units/structure and duplexes.
- C. Three-plex, four-plex, and six-plex multiple family units.
- D. Townhouses with greater than two units/structure, quadraminiums, and manor (six unit) homes. *but not more than*
- E. Condominiums for lease or sale (processed as a planned unit development).
- F. Essential services.
- G. Day care facilities serving twelve (12) or fewer persons.
- H. Residential care facilities serving six (6) or fewer persons.
- I. Public parks, playgrounds, and recreational uses.
- J. Model homes as regulated by Chapter 22 of this Ordinance.

**47.03: INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in an R-3 District and are further governed by Chapter 5 of this Ordinance.

- A. None.

**47.04: ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-3 District:

- A. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.
- B. Private garages and off-street parking.
- C. Recreational vehicles and equipment.
- D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.
- E. Fences.
- F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- G. Home occupations.
- H. Off-street loading.
- I. Accessory uses incidental and customary to the uses permitted in Sections 47.02 and 47.05 of this Ordinance.
- J. Signs.

**47.05: CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-3 District. (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 4 of this Ordinance.)

- A. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:
  - 1. When abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Section 16.10 of this

Ordinance.

2. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.

B. Manufactured home parks provided that:

1. The minimum area required for a manufactured home park designation shall be twenty (20) acres.
2. The following minimum lot requirements are satisfactorily met:
  - a. Lot Area: Twelve Thousand (12,000) Square Feet
  - b. Lot Width: Seventy-Five (75) Feet
  - c. Lot Depth: One Hundred (100) Feet
3. The following principal structure setbacks are satisfactorily met:

a. Front Yard:

<u>Setbacks From Centerline</u>	<u>Setbacks From Right- of-Way Lines</u>	<u>Road Class</u>
130 feet	65 feet	State/Federal Highway
130 feet	65 feet	County Road
65 feet	35 feet	Local Road
NA	35 feet	From Cul-De-Sac Right-of-Way

Where a lot is located at the intersection of two (2) or more roads or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either road.

- b. Side Yard: Ten (10) feet
- c. Rear Yard: Twenty (20) feet
4. Accessory buildings, uses and equipment comply with the applicable provisions of Section 17.12 of this Ordinance.
5. The total ground area of all residential buildings not exceed a lot coverage of thirty (30) percent.
6. All residences be limited to a maximum height of one (1) story or twenty-five (25) feet.

7. The manufactured home park is developed in accordance with the City's Subdivision Ordinance and all public improvement requirements incorporated therein.
8. A storm shelter is provided in compliance with Minnesota Statutes. The City may require additional measures as determined necessary to safeguard the health and safety of persons occupying the manufactured home park. Such measures may include but shall not be limited to screening and/or landscape berms. All emergency storm protection measure shall be subject to City Council approval.
9. The manufactured home park shall comply with Minnesota Statutes 327.20 et seq or all applicable City ordinances whichever is the more restrictive.
10. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.

C. Planned unit development as regulated by Chapter 24 of this Ordinance.

**47.06: LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-3 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A. Lot Area:

1. Single Family, detached:
  - a. Minimum Lot Area: Nine thousand (9,000) square feet.
  - b. Minimum Lot Width: Sixty (60) feet.
  - c. Minimum Lot Depth: One hundred (100) feet.
2. Two-Family, duplex, and single-family attached not exceeding two units/structure:
  - a. Minimum Lot Area Per Dwelling Unit: Seven thousand five hundred (7,500) square feet.
  - b. Minimum Total Lot Area: Fifteen thousand (15,000) square feet.
3. Townhouses exceeding two units/structure, triplex, quadraplex, Quadraminiums, ~~Manor Homes~~ and Condominiums:

- a. Minimum Lot Area Per Dwelling Unit: Seven thousand five hundred (7,500) square feet. Five thousand (5,000) square feet.
- b. Minimum Total Lot Area: Thirty thousand (30,000) square feet.
- c. Minimum useable open space per dwelling unit: 500 square feet. Except that the square footage of indoor/outdoor recreational facilities/areas intended for use by those occupying the facility and their guests (i.e. swimming pools, fitness rooms, community rooms, etc.) may be subtracted from the total open space required.

4. Multiple Family Dwellings:

- a. Minimum Lot Area Per Dwelling Unit: Two thousand five hundred (2,500) square feet. Plus an additional 500 square feet of lot area for each bedroom.
- b. Minimum Total Lot Area: Twenty thousand (20,000) square feet.
- c. Minimum useable open space per dwelling unit: 250 square feet. Except that the square footage of indoor/outdoor recreational facilities/areas intended for use by those occupying the facility and their guests (i.e. swimming pools, fitness rooms, community rooms and the like, but not including common ingress/egress or hallways.) may be subtracted from the total open space required.

B. Principal Structure Setbacks:

1. Front Yard:

<u>Road Class</u>	<u>Setbacks from Right-of-Way Lines</u>
Principal/Minor Arterial Street	65 feet <u>new, 40 for existing base lots</u>
Collector Street	65 <u>45 feet new, 35 for existing base lots</u>
Local Street	35 feet
From Cul-De-Sac Right-of-Way	35 feet

Where a lot is located at the intersection of two (2) or more streets that bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

2. Side Yard: Ten (10) feet.
  3. Rear Yard: Twenty (20) feet.
- C. Accessory Structure Setbacks as regulated by Section 17.12 of this Ordinance.

**47.07: LOT COVERAGE AND HEIGHT:** The following requirements shall be observed in an R-4 District:

- A. The total ground area of all residential buildings shall not exceed a lot coverage of thirty (30) percent.
- B. All principal buildings shall be limited to a maximum height of three (3) stories or thirty-five (35) feet.
- C. Accessory uses shall be governed by Section 17.12 of this Ordinance.
- D. Minimum foundation (first floor area) size for each Single Family (attached or detached), townhome, duplex, triplex, quadraplex or condominium dwelling unit: Eight hundred sixty (860) square feet per dwelling unit.**

CHAPTER 48

R-4, RESIDENTIAL-HIGH DENSITY DISTRICT

SECTION

- 48.01: Purpose
- 48.02: Permitted Uses
- 48.03: Interim Use
- 48.04: Accessory Uses
- 48.05: Conditional Uses
- 48.06: Lot Area and Setback Requirements
- 48.07: Schedule of Allowances
- 48.08: Lot Coverage, Height and Bulk

**48.01: PURPOSE:** The purpose of the R-4, Residential-High Density District is to provide for high density housing and directly related complementary uses.

**48.02: PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-4 District:

- A. Essential services.
- B. Day care facilities serving twelve (12) or fewer persons.
- C. Public parks, playgrounds and recreational uses.
- D. Townhouses exceeding two units/structure, quadraminiums, and manor homes.
- E. Two family dwellings, single family attached dwelling not exceeding two units/structure and duplexes.
- F. Condominiums for lease or sale (processed as a planned unit development).
- G. Multiple family dwellings.
- H. Residential care facilities in multiple family structures having sixteen (16) or fewer persons.
- I. Model homes as regulated by Chapter 22 of this Ordinance.

**48.03: INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in an R-4 District and are further governed by Chapter 5 of this Ordinance.

- A. None.

**48.04: ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in an R-4 District:

- A. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.
- B. Private garages and off-street parking.
- C. Recreational vehicles and equipment.
- D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.
- E. Fences.
- F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- G. Home occupations.
- H. Off-street loading.
- I. Accessory uses incidental and customary to the uses permitted in Sections 48.02 and 48.05 of this Ordinance.
- J. Signs.

**48.05: CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-4 District. (Requires a conditional use permit based upon procedures set forth in an regulated by Chapter 4 of this Ordinance.)

- A. Swimming pools as an accessory use provided that:
  - 1. The use is fenced in accordance with Section 16.10 of this Ordinance.
  - 2. The use is not located within the front yard.



3. The use shall meet setbacks for principal structures.
  4. All necessary City permits are obtained for the use.
  5. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- B. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:
1. Side yards shall be double that required for the district.
  2. Adequate screening from abutting residential uses and landscaping is provided in compliance with Chapter 16 of this Ordinance.
  3. Adequate off-street parking and access is provided on the site in compliance with Chapter 18 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with Section 16.10 of this Ordinance.
  4. Adequate off-street loading and service entrances are provided and regulated where applicable by Chapter 19 of this Ordinance.
  5. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- C. Halfway houses, as defined in Chapter 2 of this Ordinance provided that:
1. The use is licensed by the State.
  2. Provisions are made to insure compatibility with surrounding uses.
  3. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- D. Nursing homes and similar group housing, but not including hospitals, sanitariums, or similar institutions, provided that:
1. Side yards are double the minimum requirements established for this district and are screened in compliance with Section 16.10 of this Ordinance.
  2. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Section

16.10 of this Ordinance.

3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
4. All signing and informational or visual communication devices shall be in compliance with the provisions of the City's Sign Ordinance.
5. All State statutes and regulations governing such use are strictly adhered to and all required operating permits are secured.
6. Adequate off-street parking is provided in compliance with Chapter 18 of this Ordinance.
7. One off-street loading space in compliance with Chapter 19 of this Ordinance.
8. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.

E. Elderly (senior citizen) housing, provided that:

1. Not more than ten (10) percent of the occupants may be persons sixty (60) years of age or under.
2. To continue to qualify for the elderly housing classification, the owner or agency shall annually file with the Zoning Administrator a certified copy of a monthly resume of occupants or such a multiple dwelling, listing the number of tenants by age and clearly identifying and setting forth the relationship of all occupants sixty (60) years of age or under to qualified tenants, or to the building.
3. There is adequate off-street parking in compliance with Chapter 18 of this Ordinance.
4. One off-street loading space in compliance with Chapter 19 of this Ordinance.
5. Parking areas are screened and landscaped from view of surrounding and abutting residential districts in compliance with Section 16.10 of this Ordinance.
6. All signing and informational or visual communication devices shall be in compliance with the provisions of the City's Sign Ordinance.

7. The principal use structure is in full compliance with the Minnesota State Uniform Building Code.
8. Elevator service is provided to each floor level above ground floor.
9. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.

F Manufactured home parks provided that:

1. The minimum area required for a manufactured home park designation shall be twenty (20) acres.
2. The following minimum lot requirements are satisfactorily met:
  - a. Lot Area: Twelve Thousand (12,000) Square Feet
  - b. Lot Width: Seventy-Five (75) Feet
  - c. Lot Depth: One Hundred (100) Feet
3. The following principal structure setbacks are satisfactorily met:

a. Front Yard:

<u>Setbacks From Centerline</u>	<u>Setbacks From Right- of-Way Lines</u>	<u>Road Class</u>
130 feet	65 feet	State/Federal Highway
130 feet	65 feet	County Road
65 feet	35 feet	Local Road
NA	35 feet	From Cul-De-Sac Right-of-Way

Where a lot is located at the intersection of two (2) or more roads or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either road.

- b. Side Yard: Ten (10) feet
- c. Rear Yard: Twenty (20) feet
4. Accessory buildings, uses and equipment comply with the applicable provisions of Section 17.12 of this Ordinance.
5. The total ground area of all residential buildings not exceed a lot coverage of thirty (30) percent.

6. All residences be limited to a maximum height of one (1) story or twenty-five (25) feet.
7. The manufactured home park is developed in accordance with the City's Subdivision Ordinance and all public improvement requirements incorporated therein.
8. A storm shelter is provided in compliance with Minnesota Statutes. The City may require additional measures as determined necessary to safeguard the health and safety of persons occupying the manufactured home park. Such measures may include but shall not be limited to screening and/or landscape berms. All emergency storm protection measure shall be subject to City Council approval.
9. The manufactured home park shall comply with Minnesota Statutes 327.20 et seq or all applicable City ordinances whichever is the more restrictive.
10. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.

G. Planned unit development as regulated by Chapter 24 of this Ordinance.

**48.06: LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-4 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A. Lot Area:

1. Two Family, **duplex, and single-family attached not exceeding two units/structure:**
  - a. Minimum Lot Area Per Dwelling Unit: Seven thousand five hundred (7,500) square feet.
  - b. Minimum Total Lot Area: Fifteen thousand (15,000) square feet.
2. Townhouses, **exceeding two units/structure, triplex, quadraplex, six plex** **Quadraminiums, Manor Homes and Condominiums:**
  - a. Minimum Lot Area Per Dwelling Unit: **Seven thousand five hundred (7,500) square feet.** ~~Five thousand (5,000)-square feet.~~
  - b. Minimum Total Lot Area: **Thirty thousand (30,000) square feet.**

- c. Minimum useable open space per dwelling unit: 500 square feet. Except that the square footage of indoor/outdoor recreational facilities/areas intended for use by those occupying the facility and their guests (i.e. swimming pools, fitness rooms, community rooms, etc.) may be subtracted from the total open space required.

3. Multiple Family Dwellings:

- a. Minimum Lot Area Per Dwelling Unit: Two thousand five hundred (2,500) square feet. Plus an additional 500 square feet of lot area for each bedroom.
- b. Minimum Total Lot Area: Twenty thousand (20,000) square feet.
- c. Minimum useable open space per dwelling unit: 250 square feet. Except that the square footage of indoor/outdoor recreational facilities/areas intended for use by those occupying the facility and their guests (i.e. swimming pools, fitness rooms, community rooms and the like, but not including common ingress/egress or hallways.) may be subtracted from the total open space required.

4. Multiple Family Dwelling-Elderly Housing:

- a. Minimum Lot Area Per Dwelling Unit: Five hundred (500) square feet per unit.
- b. Minimum Total Lot Area: Forty thousand (40,000) square feet.

B. Principal Structure Setbacks:

1. Front Yard:

Setbacks From <u>Centerline</u>	Setbacks From Right of-Way Lines	<u>Road Class</u>
130 feet	65 feet, <b>new 40 for existing base lots</b>	Principal/Minor Arterial Street
130 feet	<b>45 feet new, 35 for existing base lots</b>	Collector Street
65 feet	35 feet	Local Street
35 feet	35 feet	From Cul-De-Sac Right-of-Way

Where a lot is located at the intersection of two (2) or more streets that bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

2. Side Yard: Ten (10) feet.
  3. Rear Yard: Twenty (20) feet.
- C. Accessory Structure Setbacks as regulated by Section 17.12 of this Ordinance.

**48.07: SCHEDULE OF ALLOWANCES:** Except for elderly housing, the lot areas per multiple family dwelling unit prescribed above shall be further subject to the following schedule of allowances, which shall be added to or subtracted from the minimum lot area per dwelling unit as prescribed, thereby relating density requirements to the location, use and access provided the property.

- A. For each parking space provided under the living area of a building or underground subtract three hundred (300) square feet.
- B. If an adjacent site is zoned A-1, R-1, R-2, or R-3 residential use, add three hundred (300) square feet per unit for that portion of any building within two hundred (200) feet of said district.
- C. ~~For each unit containing bedrooms in excess of two (2), add three hundred (300) square feet.~~

**48.08: LOT COVERAGE, HEIGHT AND BULK:** The following lot coverage, height and bulk requirements shall be observed in the R-4 District:

- A. The total lot coverage of all buildings shall not exceed thirty (30) percent.
- B. All principal buildings shall be limited to a maximum height of three (3) stories or thirty-five (35) feet.
- C. Accessory buildings shall be governed by Section 17.12 of this Ordinance.
- D. Minimum foundation (first floor area) size for each single family attached, townhome, duplex, triplex, quadraplex, or condominium dwelling unit: Eight hundred sixty (860) square feet per dwelling unit.