

SECTION 66

**R-5, RESIDENTIAL-SINGLE AND TWO FAMILY DISTRICT**

Section

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20-66-1: **PURPOSE:** The purpose of the R-5, Residential-Single and Two Family District is to provide for high density single family dwelling units and to introduce on a restricted basis, two family dwelling units and directly related, complementary uses in areas of the City which have publicly controlled sanitary sewer service. This district is only intended for those portions of the community designated as immediate urban service areas.

20-66-2: **PERMITTED USES:** Subject to applicable provisions of this Chapter, the following are permitted uses in the R-5 District:

- A. Single family detached dwellings.
- B. Essential services.
- 62 C. Reserved.
- D. Residential care facilities serving six (6) or fewer persons.
- E. Public parks and playgrounds.
- 18 F. Personal wireless service antennas located upon a public structure, as regulated by Section 33 of this Chapter.

20-66-3: **INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in the R-5 District and are governed by Section 5 of this Chapter:

- A. Model homes as regulated by Section 20 of this Chapter.
- B. Farms, farmsteads, and farming.

C. Home extended business as regulated by Section 29 of this Chapter.

20-66-4: **ACCESSORY USES:** Subject to applicable provisions of this Chapter, the following are permitted accessory uses in the R-5 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 20-66-2, 20-66-3, and 20-66-5 of this Chapter.

H. Home occupations.

18 I. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 33 of this Chapter.

62 J. In home day care serving fourteen (14) or fewer persons in a single family detached dwelling.

77 K. Secondary dwelling unit within a single family shall be allowed subject to approval of an administrative permit pursuant to Section 8 of this Chapter in compliance with the following performance standards:

1. The design and construction of the principal building is not a two-family dwelling as defined by the Zoning Ordinance.

2. There shall be an interior connection between the main living area and accessory living quarters that is able to be unlocked from each side of the connection and that is not secured by a deadbolt or keyed lockset.

3. The principal building shall be served by single municipal water, sanitary sewer, gas and/or electric utility service lines each with a single meter for the respective utility where applicable.
4. The principal building shall have one heating and air conditioning system.
5. There shall be a minimum of three (3) garage stalls having direct exterior access (not in a tandem arrangement) attached to the principal building with a driveway access in front of each stall so as to allow direct vehicle maneuvering to each of the stalls.
6. The property shall have one street address.

20-66-5: **CONDITIONAL USES:** Subject to applicable provisions of this Chapter, the following are conditional uses in an R-5 District. (Requires a conditional use permit based upon procedures set forth and regulated by Section 4 of this Chapter.)

- A. Single family lots less than twelve thousand (12,000) square feet provided that:
  1. The lot results from the resubdivision of a lot of record platted prior to 15 November 1990.
  2. The lot is at least nine thousand (9,000) square feet in size.
  3. The lot is at least sixty (60) feet in width.
  4. The lot complies with all R-4 setbacks.
  5. The lot has publicly controlled sewer service.
- 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 Section 16 of this Chapter.
  3. Adequate off-street parking and access is provided on the site in compliance with Section 21 of this Chapter and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with Section 16 of this Chapter.

4. Adequate off-street loading and service entrances are provided and regulated where applicable by Section 22 of this Chapter.
5. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

C. 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 of this Chapter.
2. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

D. Planned unit development as regulated by Section 36 of this Chapter.

E. Two family detached dwellings, provided that:

1. They are located and designed so as to be compatible with the surrounding neighborhood.
2. The dwellings conform to all R-4 setback requirements.
3. The lot is served by publicly contracted sewer service.
4. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

18 F. Personal wireless service towers and antennas not located on a public structure as regulated by Section 33 of this Chapter.

26 G. 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:

27 a. Front Yard:

Setbacks	Setbacks
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<u>From Centerline</u>	<u>From Right-of-Way Lines</u>	<u>Road Class</u>
130 feet	65 feet	Principal Arterial
130 feet	65 feet	Minor Arterial
65 feet	35 feet	Local Street
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 20-16-4 of this Chapter.
  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 measures 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 20-4-2.F of this Chapter are considered and determined to be satisfied.

20-66-6: **LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-5 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

- 55 A. Single Family:
1. Minimum Lot Area: Nine thousand (9,000) square feet.
  2. Minimum Lot Width:
    - a. Interior: Sixty (60) feet.
    - b. Corner: Ninety (90) feet.
  3. Minimum Lot Depth: One hundred (100) feet.

- 55 B. Two Family:
1. Minimum Lot Area: Fifteen thousand (15,000) square feet.
  2. Minimum Lot Area Per Unit: Seven thousand five hundred (7,500) square feet.
  3. Minimum Lot Width:
    - a. Interior: One hundred twenty (120) feet.
    - b. Corner: One hundred forty-five (145) feet.
  4. Minimum Lot Depth: One hundred (100) feet.

77 C. Principal Structure Setbacks:

1. Front Yard:

	<u>Setbacks From Centerline</u>	<u>Setbacks From Right of-Way Lines</u>
a. Arterial/Major Collector Street:	130 feet	65 feet
b. Local Street		
(1) Principal building:	55 feet	25 feet
(2) Garage face:	60 feet	30 feet

2. Side Yard:

- a. Interior: Seven (7) feet.

b. Corner: As required for front yard.

3. Rear Yard:

a. Interior: Twenty (20) feet.

b. Through lot: As required for front yard.

20-66-7: **LOT COVERAGE AND HEIGHT:** The following lot coverage and height requirements shall be observed in an R-5 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 structures shall be governed by Section 20-16-4 of this Chapter.

<sup>55</sup> 20-66-8: **TRANSITION REQUIREMENT:** Any preliminary plat approved after 13 March 2006 abutting an R-1, R-2, R-3 or PUD District based on the lot standards of the aforementioned districts shall have a minimum of one tier of single-family dwelling lots bordering such a district to be subject to the lot standards of the R-4A District. Exemptions to the provisions of this section may be granted at the time of preliminary plat approval, provided one or more of the following conditions exist:

- A. The properties are separated by a major collector or arterial street.
- B. The properties are separated by a wetland, water body, floodplain, public open space, park or other such similar publicly reserved and development restricted area with a minimum width of one hundred (100) feet across its entire length.