

SECTION 68

R-7, RESIDENTIAL-HIGH DENSITY DISTRICT

Section

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20-68-1: **PURPOSE:** The purpose of the R-7, Residential-High Density District is to provide for high density housing and directly related complementary uses. The allowance of such uses are dependent upon the availability of publicly controlled sanitary sewer service.

20-68-2: **PERMITTED USES:** Subject to applicable provisions of this Chapter, the following are permitted uses in the R-7 District:

- A. Essential services.
- 62 B. Reserved.
- C. Public parks, playgrounds and recreational uses.
- D. Townhouses, quadraminiums, and manor homes.
- E. Two family dwellings.
- F. Multiple family dwellings.
- 62 G. Residential care facilities serving seven (7) to sixteen (16) persons in a multiple family structure.
- 18 H. Personal wireless service antennas located upon a public structure, as regulated by Section 33 of this Chapter.

20-68-3: **INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in the R-7 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.

20-68-4: **ACCESSORY USES:** Subject to applicable provisions of this Chapter, the following are permitted accessory uses in an R-7 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 20-68-2, 20-68-3, and 20-68-5 of this Chapter.
- H. Home occupations.
- I. Off-street loading.
- ¹⁸ J. 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 K. In home day care serving fourteen (14) or fewer persons in a single family detached dwelling.

20-68-5: **CONDITIONAL USES:** Subject to applicable provisions of this Chapter, the following are conditional uses in an R-7 District. (Requires a conditional use permit based upon procedures set forth in an regulated by Section 4 of this Chapter.)

- A. Swimming pools as an accessory use provided that:
1. The use is fenced in accordance with Section 16 of this Chapter.
 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 20-4-2.F of this Chapter 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 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. Halfway houses, as defined in Section 2 of this Chapter 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 20-4-2.F of this Chapter 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 of this Chapter.

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 of this Chapter.
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 Section 37 of this Chapter.
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 Section 21 of this Chapter.
7. One off-street loading space in compliance with Section 22 of this Chapter.
8. The provisions of Section 20-4-2.F of this Chapter 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 Section 21 of this Chapter.
4. One off-street loading space in compliance with Section 22 of this Chapter.
5. Parking areas are screened and landscaped from view of surrounding and abutting residential districts in compliance with Section 16 of this Chapter.
6. All signing and informational or visual communication devices shall be in compliance with the provisions of Section 37 of this Chapter.

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

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

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

26 H. 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:

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

20-68-6: **LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-7 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

A. Lot Area:

1. Two Family:
 - 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, Quadraminiums, Manor Homes:
 - a. Minimum Lot Area Per Dwelling Unit: Five thousand (5,000) square feet.
 - b. Minimum Total Lot Area: Twenty thousand (20,000) square feet.
3. Multiple Family Dwellings:

a. Minimum Lot Area Per Dwelling Unit: Two thousand five hundred (2,500) square feet.

b. Minimum Total Lot Area: Twenty thousand (20,000) square feet.

4. Multiple Family Dwelling-Elderly Housing:

a. Minimum Lot Area Per Dwelling Unit: One thousand (1,000) square feet per unit.

b. Minimum Total Lot Area: Forty thousand (40,000) square feet.

77 B. Principal Structure Setbacks:

1. Front Yard:

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:	65 feet	35 feet

2. Side Yard:

a. Interior: Ten (10) feet.

b. Corner: As required for front yard.

3. Rear Yard:

a. Interior: Twenty (20) feet.

b. Through lot: As required for front yard.

C. Accessory Structure Setbacks as regulated by Section 20-16-4 of this Chapter.

20-68-7: **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-2, R-1, R-2, R-3, or R-4 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. If an adjacent site is zoned for commercial, industrial or institutional use, subtract three hundred (300) square feet per unit for that portion of any building within two hundred (200) feet of said district.
- D. For each unit containing bedrooms in excess of two (2), add three hundred (300) square feet.
- E. The maximum allowance which may be subtracted under Section 20-68-7.A and C of this Chapter shall be five hundred (500) square feet per unit.

20-68-8: **LOT COVERAGE, HEIGHT AND BULK:** The following lot coverage, height and bulk requirements shall be observed in the R-7 District:

- A. The total lot coverage of all buildings shall not exceed thirty (30) percent.
- B. The maximum floor area ratio (F.A.R.) shall be 0.7.
- C. All principal buildings shall be limited to a maximum height of three (3) stories or thirty-five (35) feet.
- D. Accessory buildings shall be governed by Section 20-16-4 of this Chapter.