

SECTION 50. R-3, URBAN SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

Subdivision

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50.01 PURPOSE: The purpose of the R-3, Urban Single and Two Family Residential District is to provide for higher 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 urban service areas by the Comprehensive Plan.

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

- A. Day care facilities serving twelve (12) or fewer persons.
- B. Essential services.
- C. Personal wireless service antennas located upon a public structure, as regulated by Section 29 of this Ordinance.
- D. Residential care facilities serving six (6) or fewer persons.
- E. Public parks and playgrounds.
- F. Single family detached dwellings.

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

- A. Farms, farmsteads, and farming.

- B. Temporary mobile towers as regulated by Section 29 of this Ordinance.

50.04 USES BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this section, performance standards established by this Ordinance, and processing requirements of Section 6, the following are uses allowed in the R-3 District by administrative permit as may be issued by the Zoning Administrator:

- A. Model homes, temporary, as regulated by Section 19 of this Ordinance.
- B. Real estate offices, temporary, as regulated by Section 19 of this Ordinance.

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

- A. Accessory uses incidental and customary to the uses permitted in Sections 50.02, 50.03, and 50.06 of this Ordinance.
- B. Fences as regulated by Section 15.06 of this Ordinance.
- C. Home occupations and home offices as regulated by Section 25 of this Ordinance.
- D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.
- E. Private garages and off-street parking.
- 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. 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 29 of this Ordinance.
- H. Recreational vehicles and equipment.
- I. Signs as regulated by Section 31 of this Ordinance.
- J. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

50.06 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 and regulated by Sections 4.02 and 4.04 of this Ordinance.)

- A. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City.
- B. Personal wireless service towers and antennas not located on a public structure as regulated by Section 29 of this Ordinance.
- C. 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 side yards shall be double that required for the district.
- D. 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: Fifteen Thousand (15,000) 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:

Setbacks

<u>From Right-of-Way Lines</u>	<u>Road Class</u>
35 feet	Principal Arterial
35 feet	Minor Arterial
35 feet	Local Street
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.
- d. Buffer Yard: The side yard or rear yard setback shall be:
 - (1) Thirty-five (35) feet if abutting an existing business district.
 - (2) Fifty (50) feet if abutting an existing industrial district.
- 4. Accessory buildings, uses and equipment comply with the applicable provisions of Section 15.04 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 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.
- E. Single satellite dish TVROs greater than two (2) meters in diameter as regulated by Section 29 of this Ordinance.
- F. 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-3 District setback requirements.

50.07 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. Single Family:

1. Minimum Lot Area: Fifteen thousand (15,000) square feet.
2. Minimum Lot Width: Seventy-five (75) feet.
3. Minimum Lot Depth: One hundred (100) feet.

B. Two Family:

1. Minimum Lot Area: Thirty thousand (30,000) square feet.
2. Minimum Lot Area Per Unit: Fifteen thousand (15,000) square feet.
3. Minimum Lot Width: One hundred twenty (120) feet.
4. Minimum Lot Depth: One hundred (100) feet.

C. Principal Structure Setbacks:

1. Front Yard:

Setbacks

From Right

of-Way Lines Road Class

35 feet	Principal/Minor Arterial Street
35 feet	Collector Street
35 feet	Local Street
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.
4. Buffer Yard: The side yard or rear yard setback shall be:
 - a. Thirty-five (35) feet if abutting an existing business district.

b. Fifty (50) feet if abutting an existing industrial district.

D. Accessory Structure Setbacks as regulated by Section 15.04 of this Ordinance

50.08 LOT COVERAGE AND HEIGHT: The following lot coverage and height requirements shall be observed in an R-3 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 15.04 of this Ordinance.