

SECTION 51

R-4, MEDIUM DENSITY RESIDENTIAL DISTRICT

Subdivision

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⁴ **51.01 PURPOSE:** The purpose of the R-4, Medium Density Residential 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. The allowance of such uses and establishment of the district is dependent upon the availability of publicly controlled sanitary sewer service and only within portions of the City which have been designated as urban service areas by the Comprehensive Plan.

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

- A. Day care facilities serving twelve (12) or fewer persons.
- B. Essential services.
- C. Public parks, playgrounds, and recreational uses.
- D. Personal wireless service antennas located upon a public structure, as regulated by Section 29 of this Ordinance.
- E. Residential care facilities serving six (6) or fewer persons.
- F. Three-plex, four-plex, and six-plex multiple family units.
- G. Townhouses, quadraminiums, and manor (six unit) homes.
- H. Two family dwelling units.
- I. Single family detached dwellings.

51.03 INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the R-4 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.

51.04 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-4 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.

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

- A. Accessory uses incidental and customary to the uses permitted in Sections 51.02, 51.03, and 51.06 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.

51.06 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 and regulated by Section 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. 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/Minor Arterial
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 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 Chapter 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 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.
- C. More than one (1) principal structure per lot.
- D. Personal wireless service towers and antennas not located on a public structure as regulated by Section 29 of this Ordinance.

51.07 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. Single Family:

- 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:

- a. Minimum Lot Area Per Dwelling Unit: Seven thousand five hundred (7,500) square feet.
- b. Minimum Total Lot Area: Fourteen thousand (14,000) square feet.

3. 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.

4. 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.

B. 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.
- C. Accessory Structure Setbacks as regulated by Section 15.04 of this Ordinance.

51.08 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 15.04 of this Ordinance.