

SECTION 52
R-5, HIGH DENSITY RESIDENTIAL DISTRICT

Subdivision

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⁴ **52.01 PURPOSE:** The purpose of the R-5, High Density Residential 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 and only within portions of the City which have been designated as urban service areas by the Comprehensive Plan.

52.02 PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-5 District:

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

52.03 INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the R-5 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.

52.04 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.

52.05 ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in an R-5 District:

- A. Accessory uses incidental and customary to the uses permitted in Sections 52.02, 52.03, and 52.06 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.

52.06 CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-5 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. 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. Elevator service is provided to each floor level above ground floor.
- B. Halfway houses provided that the use is licensed by the State.
- C. 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.
 - 2. Only the rear yard shall be used for play or recreational areas.
 - 3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
 - 4. All State statutes and regulations governing such use are strictly adhered to and all required operating permits are secured.
- 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:

<u>Setbacks</u> <u>From Right-of-Way Lines</u>	<u>Road Class</u>
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 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 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.
- E. More than one (1) principal building on a lot.
- F. Personal wireless service towers and antennas not located on a public structure, as regulated by Section 29 of this Ordinance.
- G. 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.
- H. 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.

52.07 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 Ordinance.

- A. Lot Area:
1. 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.

2. 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.

3. 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.

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 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.

52.08 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 52.08.A and C of this Ordinance shall be five hundred (500) square feet per unit.

52.09 LOT COVERAGE, HEIGHT AND BULK: The following lot coverage, height and bulk requirements shall be observed in the R-5 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 15.04 of this Ordinance.