

SECTION 1105.07 R-3 SINGLE AND TWO-FAMILY (LOW TO MEDIUM DENSITY) RESIDENTIAL DISTRICT.

1105.07 SUBD. 1. PURPOSE.

The purpose of the R-3 Single and Two-Family (Low to Medium Density) Residential District is to provide for single and two-family residential dwelling units and directly related, complementary uses.

1105.07 SUBD. 2. PERMITTED USES.

The following are permitted uses in an R-3 District:

1. Single and two-family dwellings.
2. Public parks and playgrounds.
3. Essential services are permitted except those that exceed sixty (60) feet above ground or greater than one hundred fifteen (115) kilovolts.

1105.07 SUBD.3. ACCESSORY USES.

The following are permitted accessory uses in an R-3 District:

1. Private garages, parking spaces and car ports for licensed and operable passenger cars and not more than one truck in excess of a gross weight of nine thousand (9,000) pounds. Private garages are intended for use to store the private passenger vehicles of the family or families resident upon the premises, and in which no business service or industry is carried on.
2. The storage of recreational vehicles and equipment.
3. Home occupations as regulated by Section 1107.16 of this Ordinance.
4. Non-commercial greenhouses, gardens and conservatories.
5. Swimming pools, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.
6. Tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment.

1105.07 SUBD. 4. CONDITIONAL USES.

The following are conditional uses in an R-3 District requiring a conditional use permit based upon procedures set forth in and regulated by Sections 1103.08 and 1106.01 of this Ordinance.

1. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City.
2. 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; hospitals and religious institutions such as churches, chapels, temples, synagogues, and cemeteries.
3. Foster homes licensed by the State of Minnesota serving six (6) or less mentally or physically challenged persons.

4. Golf courses.
5. Detached garages and accessory buildings exceeding nine hundred (900) square feet.
6. Essential services exceeding sixty (60) feet in height or greater than one hundred fifteen (115) kilovolts.
7. Bed and Breakfast Inn. (*Ord. 04-16, Section 1105.07, Adopted January 3, 2005*).

#### 1105.07 SUBD. 5. LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements shall be observed in an R-3 District subject to additional requirements, exceptions and modifications set forth in this Ordinance. Listed are minimum requirements, unless specifically identified as "maximum."

1. Lot Area:
  - a. Single-Family:
    1. Eight thousand (8,000) square feet.
  - b. Two-Family:
    1. Total: Ten thousand five hundred (10,500) square feet.
    2. Per Unit: Five thousand two hundred fifty (5,250) square feet.
2. Lot Width:
  - Single-Family:
    - a. Interior: Seventy (70) feet.
    - b. Corner: Eighty-five (85) feet.
  - Two-Family:
    - a. Interior: Seventy-five (75) feet.
    - b. Corner: One hundred (100) feet.
3. Setbacks: Principal Building:
  - a. Front Yard: Thirty (30) feet.
  - b. Side Yard:
    1. Interior Lot:
      - a. Five (5) feet.
      - b. Zero (0) feet if the principal buildings share a common wall.
    2. Corner Lot: Twenty (20) feet on the side yard abutting onto a public street.
  - c. Rear Yard: Thirty (30) feet.

4. Setbacks: Detached Garages:
  - a. Front Yard: Building shall be located behind the front building line of the principal building and not less than thirty (30) feet from the front property line.
  - b. Side Yard:
    1. Interior Lot: Five (5) feet.
    2. Corner Lot: Twenty (20) feet on the side yard abutting onto a public street.
  - c. Rear Yard:
    1. Five (5) feet.
    2. If entrance is fronting a public right-of-way: Twenty (20) feet.
5. Setbacks: Accessory Buildings:
  - a. Front Yard: Building shall be located behind the front building line of the principal building and not less than thirty (30) feet from the front property line.
  - b. Side Yard:
    1. Interior Lot: Five (5) feet.
    2. Corner Lot: Twenty (20) feet on the side yard abutting onto a public street.
  - c. Rear Yard:
    1. Five (5) feet.
    2. If entrance is fronting a public right-of-way: Twenty (20) feet.
6. Site Coverage.
  - a. No structure or combination of structures, including detached garages, shall occupy more than thirty (30) percent of the lot area.
  - b. Accessory structure or combination of structures, including detached garages, shall not occupy more than twenty-five (25) percent of the rear yard.
7. Placement of Buildings.
  - a. There shall be a minimum of ten (10) feet between structures.
  - b. There shall be no structures of any kind within any City easement.

#### 1105.07 SUBD. 6. BUILDING STANDARDS.

1. Maximum Height:
  - a. Principal Building: Thirty-five (35) feet.
  - b. Accessory Building: Fifteen (15) feet.
2. Floor Area:
  - a. Principal Building:
    1. Minimum:
      - a. Two Bedrooms: nine hundred sixty (960) square feet.
      - b. Three plus Bedrooms: one thousand forty (1,040) square feet.

b. Garages.

1. Minimum - attached: four hundred (400) square feet (new construction).

2. Maximum – detached: nine hundred (900) square feet.

c. Accessory Building:

1. Maximum: nine hundred (900) square feet.

3. Minimum Width and Depth:

All dwellings, including manufactured homes, shall have a depth of at least twenty (20) feet for at least fifty (50) percent of their width. All dwellings, including manufactured homes, shall have a width of least twenty (20) feet for at least fifty (50) percent of their depth.

4. Garage floor elevations shall be not less than eighteen (18) inches and not more than thirty-six (36) inches as measured from the top of the curb at the mid-point of the garage to the garage floor at the mid-point of the garage door opening. The minimum slope of the driveway shall be 2% and the maximum slope of the driveway shall be 10%. Exceptions to these standards may be approved by the Zoning Administrator, after consultation with the City or development engineer, for special circumstances such as an increased setback, site topography and flooding potential, provided that proper site and area drainage is maintained and the elevation of the structure is in keeping with the character of the area. (Ord. 05-09, Sect. 1105, Adopted Nov. 7, 2005).