

903.07 R-1 Low Density Residential

Subd.1 - Standard Requirements Chart for Residential Districts.

Dimensional and spatial regulations for the Residential Districts are shown on the following Standard Requirements Chart for Residential Districts
Table 2.

**TABLE 2
STANDARD REQUIREMENTS CHART – RESIDENTIAL DISTRICTS
Primary Structure**

	District	R-1	R-2	R-3
	Minimum Requirements			
1.	Lot Area (SF) Single Family Dwelling	5,000	5,000	5 acres
	Lot Area (SF) 2 Family Dwelling	7,500	7,500	
	Lot Area (SF) Multiple Family	N/A	7,500 + 2,500 for additional units	
2.	Per Unit Square Foot Floor Area (SF)	850 1 st unit, 750 second unit	600 1 st unit and 200 for each additional unit	
3.	Minimum Lot Width	50'	50'	300'
4.	Front Yard Set Back	25'	25'	50'
5.	Side Yard Set Back	10'	10'	50'
6.	Rear Yard Set Back	30'	30'	50'
7.	Corner Side Set Back	15'	15'	50'
8.	Maximum Height	35'/2	35'/3	35'
9.	Building Coverage Percentage	30%	30%	10%

Accessory Structure

DISTRICT		R-1	R-2
1.	Side Yard Setback	4'	4'
2.	Rear Yard Setback	4'	4'
3.	Accessory Building Overhang to Lot Line	2'	2'
4.	Maximum Size	1,000 square feet	1,000 square feet

Subd.2 - Intent

This district is intended to provide for very low density residential development, protected as to its residential quality, values and amenities so as to conform to the system of service available and to provide for such community facilities as will enhance the residential quality of the area.

Subd.3 - Permitted Uses

- a) Single family and two family dwellings
- b) Public and semi-public facilities, such as parks, playgrounds, cemeteries, schools and churches.
- c) Licensed residential facility serving six or fewer persons, a licensed day care center serving twelve or fewer persons and a group family day care facility licensed under Minnesota rules parts 9502.0315 to 9502.0445 to serve fourteen or fewer children.
- d) Private garages and storage sheds.
- e) Public Utility Buildings.

Subd.4 - Conditional Uses

- a) One family farm including truck gardening and plant nurseries.
- b) Hospitals, licensed day care centers, licensed nursing homes, licensed assisted care homes, home based business, excluding any type of automotive business.
- c) Planned unit residential development on site of not less than five (5) acres.
- d) Bed and Breakfast establishments.
- e) Golf courses and other outdoor recreation areas.
- f) Condominiums.

The City Council may consider less restrictive standards on an individual basis for the following items; lot area, lot width, setbacks, building size and attached building appurtenances, and accessory buildings and the like.

Subd.5 - Accessory Uses

- a) Home occupations
- b) Private recreational facilities such as swimming pool and tennis court.

Subd.6 - Minimum Lot Dimensions

- a) Area. Five thousand (5,000 sq. ft.) single-family residence and, ten thousand (10,000 sq. ft.) two-family residence.
- b) Width. Fifty (50) feet.

Subd.7 - Maximum Building Height

1. Maximum Building Height shall be two (2) stories and not over thirty-five (35) feet.
2. Maximum accessory building height shall be fifteen (15) feet.

Subd.8 - Minimum Yard Requirements (Primary Building)

- a) Minimum yard setback shall be provided as follows:
- b) Front Yards... Twenty-five feet (25) feet
- c) Rear Yard.... Thirty (30) feet

- d) Side Yard... Ten feet (10) feet. The side yard of a corner lot facing a street shall be fifteen (15) feet.
- e) Building Coverage may not exceed thirty (30) percent.

Subd.9 – Minimum Yard Requirements (Accessory Building)

- a. Rear Yard – four (4) feet.
- b. Side Yard – four (4) feet.
 - 1) Building Overhang Distance from Side or Rear Yard – two (2) feet.
 - 2) Maximum Building Size – 1,000 square feet.

Subd.10 - Signs

- a) One (1) sign identifying a home occupation, which shall not exceed four (4) square feet in area and shall be placed at least ten (10) feet from any property line.
- b) One (1) sign advertising property for sale, lease or rent, which shall not exceed twelve (12) square feet.
- c) No illuminated, flashing or moving signs are permitted.

Subd.11 – Landscaping

Refer to 903.17 for additional landscaping requirements.