

ARTICLE VI  
R-1 LOW DENSITY RESIDENTIAL DISTRICT

Section 6.01. PURPOSE. The R-1 District is intended to provide for low density residential development with a limited number of institutional and recreational uses permitted. The district is designed to protect residential areas now developed and to regulate the efficient use and orderly development of vacant land designated for residential uses. It is essential that areas be designated and regulations imposed for various kinds of residential developments in order that the City can plan ahead for services, future schools, parks, streets and utilities. The regulations are designed to promote a suitable environment for family life. Recreational and institutional uses which are compatible with residential areas are also permitted on parcels of adequate size to allow required parking and building needs.

Section 6.02. PERMITTED USES. The following uses shall be permitted in the R-1 Residential Districts:

- A. Single-family dwellings
- B. Attached duplex dwellings
- C. Publicly owned parks, playgrounds and community buildings
- D. Home occupations
- E. Accessory buildings or structures and uses customarily incidental to any of the above listed uses when located on the same property

*Add Group Home  
upto 5 residents  
or conditional use*

Section 6.03. CONDITIONAL USES. The following uses may be permitted in the R-1 Residential District upon recommendation of the Planning Commission and approval of the City Council.

- A. Churches, chapels and similar places of worship
- B. Public schools and similar private education institutions
- C. Hospitals, nursing, rest or convalescent homes
- D. Public utility buildings such as substations, transformer stations and regulator stations without storage yards
- E. Day care or nursery schools
- F. Funeral homes with adequate parking
- G. Parks and playgrounds

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- H. Accessory buildings and structures and uses customarily incidental to any of the above listed uses when located on the same property

Section 6.04. BULK REGULATIONS. The following minimum requirements shall be observed:

- A. Lot area, width and yard requirements

USE	LOT AREA SQ. FT.	FRONTAGE		FRONT YARD	REAR YARD	SIDE YARD	
		AT STREET	AT BUILDING			LEAST WIDTH	SUM
<u>Dwellings:</u>							
Single-Family	8,000	45'	75'	25'	25'	6'	16'
Two-Family	14,000	50'	80'	25'	25'	6'	16'
<u>Other Uses:</u>	20,000	100'	100'	25'	45'	12'	24'

- B. Building height. No residential building hereafter erected or altered shall exceed thirty-six (36) feet in height. Provided, however, public and semipublic buildings, churches, cathedrals, temples, hospitals or schools may be erected to a height of sixty (60) feet when set back from all lot lines not less than one (1) foot, in addition to required yard dimensions, for each foot such building exceeds thirty-six (36) feet in height.
- C. Corner lot, special requirements. On any corner lot or lot fronting on more than one street, no building or structure shall be placed or erected closer than twenty-five (25) feet to any property line abutting and paralleling a street. All corner lots shall be at least ten (10) percent larger in lot frontage at the building line and lot area than is required above for one (1) and two (2) family dwellings.
- D. Maximum impervious surface coverage shall not exceed forty (40) percent.
- E. Zero lot line requirements. When interior units of townhouses are placed on interior side property lines with zero (0) setbacks, the structure setback for end units shall be a minimum of sixteen (16) feet.

All developments using the zero (0) lot line provision must submit a site plan according to the provisions of this Ordinance. The site plan shall include a plat drawn to the specifications of the City's Subdivision Ordinance.

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Each structure shall be located on its own individually platted lot. The plat shall indicate the zero (0) lot lines, easements and provisions for common areas and their maintenance.

- F. Building dimension requirements. The side dimension of each residential structure shall not be less than twenty (20) feet.
- G. Building code compliance. All residential structures shall meet the requirements of the State of Minnesota Uniform Building Code.