

## CHAPTER 1060

### R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT

#### SECTION:

- 1060-1: Purpose
- 1060-2: Permitted Uses
- 1060-3: Permitted Accessory Uses
- 1060-4: Conditional Uses
- 1060-5: Interim Uses
- 1060-6: Uses by Administrative Permit
- 1060-7: Lot Requirements and Setbacks
- 1060-8: Lot Coverage and Height
- 1060-9: Common Areas
- 1060-10: Design and Construction Standards

**1060-1: PURPOSE:** The purpose of the R-3, Medium-Density Residential District is to establish low to moderate density residential housing in multiple family structures ranging up to and including eight (8) units, as guided by the Comprehensive Plan and that satisfies the following planning objectives:

- A. Creation of a cohesive medium-density neighborhood that provides attractive living environments and contributes to the City's identity.
- B. Provide attractive and durable medium-density housing options as a means of addressing the City's life cycle housing needs.
- C. Preservation of natural land forms, open spaces, greenways for scenic enjoyment and recreational use through the regulation of medium-density residential land use.
- D. Allows for the subdivision of twinhome, quadraminium and townhome base lots to permit individual private ownership of a single dwelling within such a structure.

**1060-2: PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-3 District:

- A. More than one (1) principal building on a base lot.
- B. Multiple family dwelling structures containing eight (8) or less dwelling units.
- C. Public parks, playgrounds, recreational uses and directly related buildings and structures.

**1060-3: PERMITTED ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-3 District:

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim, and administrative permit in this Section, subject to applicable regulation of this Ordinance.
- B. Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.
- C. Daycare facilities serving twelve (12) or fewer persons in a single-family dwelling unit.
- D. Fences as regulated by Chapter 1020 of this Ordinance.
- E. Home offices.
- F. Keeping of animals subject to Chapter 1022 of this Ordinance.
- G. Play and recreational facilities, accessory to an existing permitted use.
- H. Private garages and off-street parking and off-street loading as regulated by Chapter 1019 of this Ordinance.
- I. Recreational vehicles and equipment parking and storage as regulated by Chapter 1016 of this Ordinance.
- J. Secondary or accessory use antennas as regulated by Chapter 1023 of this Ordinance.
- K. Signs as regulated by Chapter 1024 of this Ordinance.
- L. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

**1060-4: CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-3 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 1005 of this Ordinance. Besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 1005-3 and 1005-4 of this Ordinance.

- A. Commercial recreation, outdoor provided that:
  - 1. The use will not negatively impact neighboring farming operations or residential uses.
  - 2. The potential traffic generated by such use can be adequately accommodated (both volume and weight) upon the City streets serving the property upon which the use is located.
  - 3. Adequate, improved off-street parking is provided.
- B. Daycare facilities serving thirteen (13) or more persons in a single family dwelling unit, provided that the use complies with the provisions of Chapter 1025 of this Ordinance.
- C. Essential services involving transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, provided that the applicable provisions of Chapter 1026 of this Ordinance are determined to be satisfied.
- D. Government buildings and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that when abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Chapter 1020-5 of this Ordinance.
- E. 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 within the manufactured home park are:
    - a. Minimum Lot Area: Ten thousand five hundred (10,500) square feet.
    - b. Minimum Lot Width: Eighty-five feet (85').
    - c. Maximum Impervious Surface: Thirty-five percent (35%).
  - 3. The following principal structure setbacks are satisfactorily met:
    - a. Front Yard: Thirty feet (30').
    - b. Rear Yard: Twenty-five feet (25') or thirty feet (30') on double frontage lots abutting a public right-of-way.

- c. Side Yard: Ten feet (10') on each side, or thirty feet (30') on the side yard abutting a public right-of-way.
- 4. Accessory buildings, uses and equipment comply with the applicable provisions of Chapter 1018 of this Ordinance.
- 5. The total ground floor area of all residential buildings shall not exceed a lot coverage of thirty percent (30%).
- 6. All residences are limited to a maximum height of one (1) story or twenty-five feet (25').
- 7. The public improvements within manufactured home parks are developed in accordance with the City's Subdivision Ordinance, which include:
  - a. Street and storm sewer improvements.
  - b. Sanitary sewer improvements.
  - c. Water improvements.
  - d. Public utilities (telephone, cable, electric and/or gas service).
- F. Personal wireless service antennas not located on a public structure, or existing tower, provided that the applicable provisions of Chapter 1023 of this Ordinance are determined to be satisfied.
- G. Planned unit development as regulated by Chapter 1010 of this Ordinance.

**1060-5: INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in an R-3 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 1006 of this Ordinance:

- A. Satellite TVROs greater than one meter (1 m) in diameter as regulated by Chapter 1023 of this Ordinance.
- B. Wind energy conversion systems (WECS), as regulated by Chapter 1029 of this Ordinance.

**1060-6: USES BY ADMINISTRATIVE PERMIT:** Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit in an R-3 District based upon procedures set forth in and regulated by Chapter 1008 of this Ordinance:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 1026 of this Ordinance.

- B. Home occupations, as regulated by Chapter 1021 of this Ordinance.
- C. Model homes as regulated by Chapter 1017 of this Ordinance.
- D. Personal wireless service antennas located upon a public or quasi-public structure or existing tower as regulated by Chapter 1023 of this Ordinance.
- E. Temporary structures as regulated by Chapter 1017 of this Ordinance.

**1060-7: 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:

- A. Lot Area:
  - 1. Two Unit Structures:
    - a. Minimum Lot Area Per Dwelling Unit: Seven thousand five hundred (7,500) square feet.
    - b. Minimum Base Lot Area: Fifteen thousand (15,000) square feet.
    - c. Minimum Unit Lot Area: Sufficient area to include the living area, garages, decks, patios, or porches of the individual dwelling unit.
  - 2. Structures With More Than Two (2) Units:
    - a. Minimum Lot Area Per Dwelling Unit: Five thousand (5,000) square feet.
    - b. Minimum Base Lot Area: Twenty thousand (20,000) square feet.
    - c. Minimum Unit Lot Area: Sufficient area to include the living area, garages, decks, patios, or porches of the individual dwelling unit.
- B. Lot Width:
  - 1. Base Lot: One hundred feet (100').
  - 2. Unit Lot: Sufficient area to include the living area, garages, decks, patios, or porches of the individual dwelling unit.

C. Setbacks:

1. Base Lot:
  - a. Front: Twenty-five feet (25').
  - b. Side: Ten feet (10') except twenty-five feet (25') for the side yard of a corner lot abutting a public right-of-way.
  - c. Rear: Twenty feet (20') except twenty-five feet (25') for double frontage lots.
2. Building setbacks for developments that include more than one (1) principal structure on a base lot shall conform to the following internal setbacks:
  - a. Setback between buildings within the same base lot shall maintain a minimum separation of twenty feet (20').
  - b. Buildings shall be set back a minimum of thirty feet (30') from the back of curb line of private drives, guest parking areas, and public rights-of-way.
  - c. Buildings shall be set back a minimum of thirty feet (30') from the designated wetland boundary.

**1060-8: LOT COVERAGE AND HEIGHT:** The following lot coverage and height requirements shall be observed in an R-3 District:

- A. The total ground area of all residential buildings shall not exceed a lot coverage of thirty percent (30%).
- B. All residences shall be limited to a maximum height of three (3) stories or forty-five feet (45').

**1060-9: COMMON AREAS:** The following minimum requirements shall be observed in the R-3 District governing common areas:

- A. Ownership: All common areas within an R-3 development including, but not limited to, open space, wetlands, greenways, drainage ponds, driveways, private drives, parking areas, play areas, etc., shall be owned in one of the following manners:
  1. Condominium ownership pursuant to Minnesota Statutes 515A.1-106.

2. Twinhome, quadraminium and townhome subdivision common areas shall be owned by the owners of each unit lot, with each owner of a unit having an equal and undivided interest in the common area.
- B. Homeowners' Association: A homeowners' association shall be established for all quadraminium, three- and four-plex multiple-family and townhome developments within the R-3 District, subject to review and approval of the City Attorney, and shall be responsible for all exterior building maintenance, approval of any exterior architectural modifications, landscaping, snow clearing and regular maintenance of private driveways and other areas owned in common when there is more than one individual property owner having interest within the development.

**1060-10: DESIGN AND CONSTRUCTION STANDARDS:**

- A. Unit Size: The size of dwelling units shall comply with the minimums established in Section 1017-6 of this Ordinance.
- B. Unit Width: The minimum width of a dwelling unit within the R-3 District shall be twenty five feet (25').
- C. Unit Construction:
1. Subdivision Requests: Building elevations and floor plans shall be furnished with subdivision requests illustrating exterior building material and colors to demonstrate compliance with Chapter 1017 of this Ordinance. Building floor plans shall identify the interior storage space within each unit.
  2. Decks Or Porches: Provision shall be made for possible decks, porches or additions as part of the initial dwelling unit building plans. The unit lot shall be configured and sized to include decks or porches.
  3. Minimum Overhang: In case of gable roof, a minimum eighteen inch (18") roof overhang or soffit shall be required for all residential structures.
  4. Exterior Building Finish: The exterior of townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure facing the public right-of-way to create an architecturally balanced appearance. A minimum of twenty five percent (25%) of the area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone.

- D. Garages: Each dwelling unit shall include an attached garage that shall comply with the following minimum size standards:
1. For dwellings with basements: four hundred forty (440) square feet.
  2. For dwellings without basements: five hundred forty (540) square feet.
  3. Garages shall be a minimum of twenty feet (20') in width.
- E. Outside Storage: Outside storage shall be allowed only in designated areas which are screened in accordance with Section 1020-5 of this Ordinance and under the ownership of the property owners' association subject to other applicable provisions of this Ordinance.
- F. Utilities:
1. Underground Or Exterior Service: All utilities serving an R-3 subdivision, including telephone, electricity, gas and telecable shall be installed underground. Exterior utility meters and/or fixtures shall be located in interior side or rear yards when possible and shall be screened from view of adjacent properties and the public right of way.
  2. Public Utility Service: Separate public utility services shall be provided to each unit unless exempted by the City Engineer.
  3. Water Connection: Individual unit shut-off valves shall be provided.
  4. Sewer Connection: Where more than one (1) unit is served by a sanitary sewer service, all maintenance and cleaning shall be the responsibility of the property owners' association or owners.
- G. Streets: All streets shall be public and shall comply with the design standards and specifications as governed by the City's Subdivision Ordinance.
- H. Drives:
1. Dead-end private driveways shall serve a maximum of two (2) structures or six (6) units per side.
  2. Private drives shall be under the ownership and control of the property owners' association who shall be responsible for the maintenance, repair, and replacement of surfacing. Said association shall maintain a capital improvement program for the driveways under its ownership.
  3. Provisions for adequate turnaround shall be made at the terminus of all private drives.



4. Private drives shall include plans and areas for snow storage.
  5. Private drives shall be a minimum of twenty eight feet (28') in width (back of curb to back of curb).
- I. Guest Parking: At minimum, one-half ( $\frac{1}{2}$ ) of guest parking spaces per unit shall be provided in an off-street parking lot or private drive. The design of the off-street parking lot shall conform to requirements of Chapter 1019 of this Ordinance.
  - J. Landscaping/Screening, and Lighting: Detailed landscaping/screening and lighting plans shall be provided and implemented pursuant to Chapters 1016 and 1020 of this Ordinance.
  - K. Open Space/Recreational Use: In addition to the park dedication requirements stipulated by the City's Subdivision Ordinance, a minimum of ten percent (10%) of the gross development project area shall be in usable open space and recreational use for the project residents. Such areas shall be specifically designed for both the active and passive use by the project residents and may include swimming pools, trails, nature areas, tot lots, exercise equipment, saunas, etc. Said areas and facilities shall be private, except in those cases where the City agrees to assume responsibility for all or a portion of the recreational space. In those cases where private ownership is maintained, the land and facilities shall be subject to the requirement of common areas as detailed in Section 1060-8 of this Ordinance.
  - L. Irrigation: All pervious landscaped areas shall be irrigated subject to plan submission, review, and approval by the City Engineer.