

CHAPTER 1065

R-4, HIGH DENSITY RESIDENTIAL DISTRICT

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1065-1: PURPOSE: The purpose of the R-4, High Density Residential District is to provide for high density housing in multiple family structures and directly related complementary uses as guided by the Comprehensive Plan.

1065-2: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-4 District:

- A. More than one (1) principal building on a base lot.
- B. Multiple family dwelling structures containing more than eight (8) dwelling units.
- C. Public parks, playfields, recreational uses and directly related buildings and structures.
- D. Residential care facilities serving sixteen (16) or fewer persons.

1065-3: PERMITTED ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-4 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.

1065-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-4 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 Section 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.

1065-5: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in an R-4 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.

1065-6: USES BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit in an R-4 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

1065-7: DEVELOPMENT DENSITY: The maximum development density shall be determined by the following lot area per unit standards:

- A. Multiple Family Dwellings: Two thousand five hundred (2,500) square feet per unit.
- B. Senior Housing: One thousand (1,000) square feet per unit.

1065-8: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in an R-4 District subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. Lot Area: Fifteen thousand (15,000) square feet.
- B. Lot Width: Eight-five feet (85').
- C. Periphery Lot Setbacks:
 - 1. A minimum setback of thirty feet (30') shall be required at the periphery of the base lot development.
 - 2. Yards Bordering a Major Collector or Arterial Street: An additional twenty feet (20') of setback to the side yard or rear yard requirements noted above is required to support a landscaped buffer yard.
- D. Internal Setbacks: The following minimum internal setbacks shall be imposed on medium density developments that include more than one principal structure on a base lot:
 - 1 Setback between buildings within the same base lot shall maintain a minimum separation of twenty feet (20').
 - 2 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.
 - 3 Buildings shall be set back a minimum of twenty feet (20') from the designated wetland boundary.

1065-9: LOT COVERAGE AND HEIGHT: The following lot coverage and height requirements shall be observed in an R-4 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 two and one-half (2-1/2) stories or forty-five feet (45').

1065-10: COMMON AREAS: The following minimum requirements shall be observed in the R-4 District governing common areas:

- A. Ownership: All common areas within an R-4 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 townhome developments within the R-4 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.

1065-11: DESIGN AND CONSTRUCTION STANDARDS:

- A. Design and construction standards for townhomes shall be as specified in Section 1060-10 of this Ordinance.
- B. The exterior of multiple family dwelling structures 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 to create an architecturally balanced appearance. In addition, multiple family dwelling structures shall comply with the following requirements:
 - 1. A minimum of twenty-five percent (25%) of the combined area of all building facades facing a public right-of-way of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone.
 - 2. For the purposes of this Section, the area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas.