

Section 10. "R-LB" Residential-Lakefront Business District

Subd. 1. Purpose. The "R-LB" Residential-Lakefront Business District is intended to provide for the intermixing of lake-oriented business, public, and semi-public recreational opportunities and residential uses.

Subd. 2. Permitted Uses.

A. All uses allowed in the "R-2" District.

B. Public and private recreational opportunities; including community parks, bandshells, beaches, playing fields, pavilions, picnic shelters, refreshment stands, boat rentals, and planned amusement facilities.

C. Motels, hotels, resorts, or tourist cabins subject to setback, landscaping and screening, and off-street parking regulations of this ordinance. The architectural awareness of said uses shall be generally compatible with the building character of the area and not be so dissimilar as to cause impairment of property values or constitute a blighting influence within the neighborhood.

D. Tourist attractions including antique stores, souvenir shops, historical, social, natural and/or geological significant sites or museums.

E. Supportive commercial services, including restaurants, telephones, and public rest rooms not visible from the lakefront or causing undue traffic or congestion in the area of the lakeshore drive, convenience food restaurants, and stores.

Subd. 3. Permitted Accessory Uses. Within the "R-LB" Residential Lakefront Business District, the following uses shall be permitted accessory uses:

A. Accessory uses customarily permitted incident to the uses permitted in Subd. 2.

B. Off-street parking and loading as regulated in Section 3, Subd. 5 & 6.

C. Docks, commercial, semi-commercial, and private, as defined by the City Dock Ordinance.

Subd. 4. Uses by Conditional Permit. The following are conditional uses in an "R-LB" Residential-Lakefront Business District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 22 of this ordinance).

A. All conditional uses, subject to the same conditions as allowed in an "R-2" District.

B. Townhouses as defined by Section 2, Subd. 131, of this ordinance, provided that the regulations and requirements of Section 20 are satisfactorily completed and met.

C. Conversion of single family homes into multi-family dwellings, provided that:

1. No existing single family dwellings shall be converted to include more than two (2) dwelling units.

2. Lot size shall be at least nine thousand (9,000) square feet.

3. Adequate off-street parking and access is provided on site or on lots directly abutting the principal use. (Lots must be owned by the same owner as principal use).

4. Each unit shall meet minimum health and safety requirements as provided for in the Uniform Building Code and State Fire Code.

D. Multi-family dwelling structures of not more than eight (8) dwelling units, provided that:

1. Not more than one (1) such structure shall be located in any one (1) city block.

2. All off-street parking areas shall be landscaped and screened in compliance with Section 3, Subd. 28, of this ordinance.

3. Side yard setbacks where abutting on "R-1" District shall be not less than thirty (30) feet.

E. Day care-group nursery, provided that:

1. No overnight facilities are provided for the children served. Children are delivered and removed daily.

2. The front yard depth shall be a minimum of thirty (30) feet.

3. Adequate off-street parking and access is provided in compliance with Section 3, Subd. 5, of this ordinance.

4. Adequate off-street loading and service entrances are provided in compliance with Section 3, Subd. 6, of this ordinance.

5. The site and related parking and service shall be served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated.

6. All signing and informational or visual communication devices shall be in compliance with the sign ordinance, Section 24.

7. The provisions of Section 22, Subd. 1(E), of this ordinance are considered and satisfactorily met.

8. The regulations and conditions of the Minnesota Department of Public Welfare, Public Welfare Manual 11 3130 as adopted, amended and/or changed are satisfactorily met.

9. A written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the City.

F. Group care facility, provided that:

1. All programs meet regulations and standards set by all appropriate governing boards and agencies (state, federal, county, etc.).
2. All requirements of the state fire marshal, local and state health authorities are complied with.
3. All requirements of this zoning ordinance and building code are complied with.
4. Parking areas containing five (5) or more spaces are screened and landscaped from abutting and surrounding residential uses in compliance with Section 3, Subd. 5, of this ordinance.
5. The grades and topography of the site shall not restrict use of yards and open spaces.
6. The applicant can demonstrate the need for such a use based upon existing concentration of similar uses within the neighborhood and/or community.
7. The proposed facility is compatible with the character of the surrounding neighborhood.
8. At least one (1) parking space for each resident plus one (1) for each staff person on maximum shift.

G. Boarding houses as defined in Section 2, Subd. 14, provided that no more than four (4) boarders shall be permitted to occupy one (1) principal building structure.

H. Bed and Breakfast establishments provided that: **(Ordinance No. 57, Adopted 2-5-91)**

1. The building be of residential design;
2. The owner of the bed and breakfast facility reside on the property;

3. The establishment have no more than five (5) rooms to rent;
4. The establishment have the required state license and must comply with state health and building code requirements;
5. The dining and other facilities shall not be open to the general public, but shall be used exclusively by the registered guests and residents;
6. No cooking facilities be permitted in any guest room;
7. Two off-street parking spaces be provided for the residential use plus one space for each guest room. The off-street parking shall be screened from adjacent residential property;
8. Guest stays shall be limited to not more than thirty (30) consecutive days;
9. A minimum spacing of 350 feet be maintained between bed and breakfast establishments;
10. Any on-premises advertising sign for the bed and breakfast shall be limited to one wall sign or one single or double faced free standing sign not more than four (4) square feet in area per sign face. The content of such sign shall be limited to identifying not more than the name and address of the facility. Signs shall not be illuminated; and
11. Any other conditions which the Council deems necessary in each particular case must be complied with.

Subd. 5. Height, Yard, and Lot Coverage Regulations.

A. Height Regulations:

1. No building shall hereafter be erected or structurally altered to exceed four (4) stories or forty-five (45) feet in height.

2. No building, when located adjacent to or across from the street of an "R-1" or "R-2" Residential District shall exceed two and one half(2-1/2) stories, or thirty (30) feet in height.

3. No building built on a lot fronting the lakeshore shall exceed two and one half (2-1/2) stories or thirty (30) feet in height.

B. Front Yard Regulations:

1. There shall be a front yard having a depth of not less than twenty (20) feet.

2. In no case shall a structure hereafter be allowed to be constructed within seventy-five (75) feet of the high-water mark.

C. Side Yard Regulations:

1. There shall be a side yard on either side of a building, having a width not less than twenty (20) feet.

D. Rear Yard Regulations:

1. There shall be a rear yard having a depth not less than twenty-five (25) feet.

E. Lot Coverage Regulations/Maximum Floor Area Ratios:

1. The maximum floor area ratio is not to exceed twenty-five (25) percent.

Subd. 6. Requirements. Except as otherwise provided within this Section 10, the following requirements shall be observed in a Residential-Lakefront Business District: **(Ordinance No. 7, Adopted 3-4-86)**

A. Maximum building height: Two and one-half stories

B. Minimum lot area: 15,000 square feet

C. Minimum lot width: 100 feet

- D. Minimum floor area:
1. One and two family dwelling units: Shall comply with the minimum floor area requirements of the "R-2" One and Two Family Residence District.
  2. Multiple family dwellings: Shall comply with requirements of the "R-3" Multiple Family Residence District.
- E. Yard setback requirements:
1. Front yard: 30 feet
  2. Side yard: 20 feet
  3. Rear yard: 30 feet
- F. Minimum building width: 24 feet
- G. Permanent foundations: All buildings shall be placed on a permanent foundation.
- H. Roof Pitch. All one and two family residential structures shall have a minimum roof pitch of 4 to 12 ("except that additions and remodeling are allowed to match the existing roof pitches) (**Amended: 07/02/2002 Ord. No. 227**)

(Pages 218-227 Reserved for Changes)