

Section 6. Single Family Residential District

Subd. 1. Purpose. The purpose of the "R-1" Single Family Residential District is to provide for low density single family detached residential dwelling units and directly related, comple-mentary uses.

Subd. 2. The following are permitted uses in a "R-1" District:

- A. Single family detached dwellings.
- B. Public parks and playgrounds.

Subd. 3. The following are permitted accessory uses in "R-1" District:

- A. Private garages, parking spaces, and carports for licensed and operable passenger cars and trucks not to exceed a gross capacity of twelve thousand (12,000) pounds, as regulated by Section 3, Subd. 5 (off-street parking), of this ordinance. Private garages are intended for use to store the private passenger vehicles of the family or families resident upon the premises, and in which no business, service, or industry is carried on. Such space can be rented to nonresidents of the property for private passenger vehicles and/or noncommercial vehicles, trailers, or equipment if sufficient off-street parking in full compliance with this ordinance is pro-vided elsewhere on the property. Such garage shall not be used for the storage of more than one (1) commercial vehicle owned or operated by a resident per dwelling unit.
- B. Recreational vehicles and equipment.
- C. Home occupations.
- D. Private docks, but not to include semi-commercial and commercial docks as defined by the City dock ordinance.
- E. Private swimming pools when completely enclosed within a suitable fence at least five (5) feet in height.

F. Tool houses, sheds, and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

G. Living quarters of persons employed on the premises.

Subd. 4. The following are conditional uses in an "R-1" District.(Requires a conditional use permit based upon procedures set forth in and regulated by Section 22 of this ordinance).

A. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples, and synagogues provided that:

1. Side yards shall be double that required for the district, but no greater than fifty (50) feet.

2. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 3, Subd. G, of this ordinance.

3. Adequate off-street parking and access is provided on the site or on lots directly abutting across a public street or alley to the principal use in compliance with Section 3, Subd. 5, of this ordinance and that such parking is adequately screened and landscaped from surrounding and butting residential uses in compliance with Section 3, Subd. 2G, of this ordinance.

4. Adequate off-street loading and service entrances are provided and regulated where applicable by Section 3, Subd. 6, of this ordinance.

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

B. Government and public utility buildings and structures necessary for the health, safety, and general welfare of the community, including municipal administration buildings, police and fire stations, hospitals, community center buildings, public libraries,

museums, art galleries, post offices, and other municipal service buildings, except those customarily considered industrial in use and provided that:

1. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
2. Equipment is completely enclosed in a permanent structure with no outside storage.
3. Adequate screening from neighboring uses and landscaping is provided in compliance with Section 3, Subd. 2G, of this ordinance.
4. The provisions of Section 22, Subd. 1E, of this ordinance are considered and satisfactorily met.

C. Water supply buildings, reservoirs, wells, elevated tanks, and similar essential public utility and service structures.

D. Residential planned unit development as regulated by Section 20 of this ordinance.

E. 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 that two (2) 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. Requirements. The following requirements shall be observed in a Single Family Residential District: **(Ordinance No. 7, Adopted 3-4-86)**

- A. Maximum height: Two and one-half stories.
- B. Minimum lot area: 7,500 square feet.
- C. Minimum lot width: 60 feet
- D. Minimum floor area: (Exterior dimensions of main structure)
 1. One bedroom dwelling: 750 square feet
 2. Two bedroom dwelling: 800 square feet
 3. Three bedroom dwelling: 1,000 square feet
 4. Four or more bedroom dwelling: 1,200

E. Yard setback requirements:

1. Front yard: 30 feet
2. Side yard: 10 feet
3. Rear yard: 50 feet
4. Corner Lot: not less than 20 feet from the lot line
5. Front yard setback requirements average of adjacent structures:

a. Where adjacent structures have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is only one adjacent structure, the front yard minimum set back shall be the average of the required setback and the setback of the adjacent structures.

F. Minimum building width: The minimum building width shall be 24 feet

G. Permanent foundations: All buildings shall be placed on a permanent foundation.

H. Maximum lot coverage area: (Including accessory uses) 50 percent

I. 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 existing roof pitches) (**Amended: 07/02/2002 Ord. No. 227**)

(Pages 143-152 Reserved for Changes)