

Section 7. "R-2" One and Two Family Residence District

Subd. 1. Purpose. The purpose of the "R-2" District is to encourage the development and preservation of medium density residential neighborhoods characterized by one and two family dwellings for owner and/or rental occupancy. Nonresidential services permitted in this district shall provide for auxiliary services which will contribute to the stability and long term value of the area for residential purposes.

Subd. 2. Principal Permitted Uses.

- A. One and two family dwelling units.
- B. Essential services and utilities intended to serve the principal permitted uses.
- C. Customary accessory uses, provided such uses are clearly incidental to the principal permitted uses.
- D. Public parks and recreation facilities approved by the Detroit Lakes Park Board and/or identified in the City's Comprehensive Plan or Recreation Plan.
- E. Home occupations.

Subd. 3. Conditional Uses. Uses authorized upon issuance of a conditional use permit include, but are not limited to, the following:

- A. All conditional uses permitted in the "R-1" District. **(Amended 8-3-93 ORD. # 97)**
- B. Private recreational facilities and parks of at least twenty-five (25) acres including, but not limited to, picnic areas, softball and baseball diamonds, swimming, boating, ice sports, amusement, and similar facilities, provided all facilities and activity areas are located at least fifty (50) feet from abutting property and the site is designed, landscaped, and screened to buffer the facilities from abutting property.
- C. Medical and dental clinics.

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

1. Not more than one (1) such structure is located in any one City block.
2. An additional three thousand five hundred (3,500) square feet of lot area is provided for each additional unit over two (2) in the structure.
3. Roads, water, sewer and electrical utility service are adequate to serve the proposed development.
4. Adequate fire and police protection service is available to the site.
5. All off-street parking and loading requirements of this ordinance are adhered to.
6. A thirty (30) foot landscaped buffer yard is provided on the site where it abuts adjoining residential lots.

E. Day care facilities, hospitals, nursing and rest homes, funeral homes, group homes, and similar facilities provided all design, operating and licensing requirements of appropriate federal, state, and county and city agencies and departments are met.

F. Professional and government office buildings.

G. 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 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.

H. Accessory offices and storage buildings for adjacent commercial operations provided that:

- a. All storage be within the building
- b. The facilities are constructed and maintained in appearance similar to the existing residential structures in the area.
- c. The property is adjacent to and under the same ownership of the principal use to be served.
- d. No garbage dumpster shall be located on the site.

- e. Other conditions deemed necessary by the City Council to protect the character of the residential district. **(AMENDED 7-5-95 ORD. # 124)**

Subd. 4. Requirements. The following requirements shall be observed.

A. Maximum building height 30 feet

B. Minimum lot area:

- 1. Single family dwelling: 7,500 square feet
- 2. Two family dwelling: 12,000 square feet **(Ordinance No. 267, Adopted 1/4/05)**

C. Maximum lot coverage area including accessory uses Fifty (50) percent

D. Minimum floor area: (Exterior dimensions of main structure)

- 1. One bedroom dwelling: 750 square feet
- 2. Two bedroom dwelling: 850 square feet
- 3. Three bedroom dwelling: 1,000 square feet
- 4. Four or more bedroom dwelling: 1,200 square feet

E. Yard setback requirements:

- 1. Front yard: 30 feet
- 2. Rear yard: 30 feet
- 3. Side yard: 10 feet

F. Minimum lot width: 60 feet

G. Minimum building width: 24 feet **(Ordinance No. 7, Adopted 3-4-86)**

H. Permanent foundations: All buildings shall be placed on a permanent foundation. **(Ordinance No. 7, Adopted 3-4-86)**

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

(Pages 158-167 Reserved for Changes)