

Section 8. "R-3" Multi-Family Residence District

Subd. 1. Purpose. It is the purpose of the "R-3" District to encourage the development and maintenance of high density residential neighborhoods characterized by appropriate levels of services and choice of tenancy. Non-residential uses permitted in this district shall be limited to those uses and buildings that will provide for the stability and dignity of the area as a residential neighborhood.

Subd. 2. Principal Permitted Uses.

A. All principal permitted uses as regulated in the "R-2" One and Two Family Residence District.

B. Multi-family dwellings for any number of families or housekeeping units.

C. Mobile/manufactured homes not less than 24 feet wide and placed upon a permanent foundation, such foundation to conform to specifications set forth in the building code.

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

A. Churches, synagogues, temples, public and private schools, museums, art galleries, colleges, and vocational institutions.

B. Medical and dental clinics.

C. Rooming and boarding houses.

D. Planned unit Developments as regulated by Section 20 of this Ordinance. **(Ordinance No. 266, Adopted 1-04-05)**

E. Private parks, golf courses, country clubs, swimming pools, health clubs, tennis courts, and similar recreation facilities, provided all facilities are located at least fifty (50) feet from the property line, designed, and landscaped so as to buffer these facilities from adjoining properties, and access to the facilities is controlled.

F. Community centers and semi-private meeting facilities for groups such as boy's clubs, scouting organizations, 4-H clubs, and similar organizations and groups.

G. Professional and government office buildings.

H. 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.

I. 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. 4. Requirements. The following requirements shall be observed:

A. Maximum height: Fifty (50) feet, except as authorized by the City Council after review and recommendations are received from the Planning Commission, City Planning Department, and appropriate departments supervisors. Approval shall be based upon the following criteria:

1. Street system is adequate to carry traffic volumes associated with the increased density of the development.

2. Sewer, water, storm sewer, or storm sewer drainage system and electrical utilities are adequate to serve the increase density of the development.

3. Adequate fire protection is provided and maintained to insure the safety and welfare of the occupants in accordance with the Minnesota State Fire Code.

4. Adequate space is available to meet off-street parking and loading regulations of the city.

B. Minimum lot area:

1. 7,500 square feet, first unit.

2. 2,500 square feet, each additional unit.

3. 500 square feet of open space for each unit in the development.

C. Minimum lot width:

Sixty (60) feet

D. Minimum floor area:

1. Efficiency units: 440 square feet
2. One bedroom units: 520 square feet
3. Two or more bedroom units: 720 square feet plus 100 square feet for each additional bedroom over two.

E. Yard setback requirements:

1. Front yard: 30 feet
2. Rear yard: 30 feet
3. Side yard: 20 feet

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

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

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 172-181 Reserved for Changes)