

Section 13 R-I SINGLE FAMILY RESIDENCE DISTRICT

Intent: The R-1 Residential District provides space for low density residential living with full provision of necessary urban service facilities. Existing agricultural uses are allowed to continue, within regulations, on land not yet needed for residential development, but other nonresidential uses are limited to the minimum necessary for residential convenience and welfare.

Subdivision 1: PERMITTED USES

The following uses shall be permitted within the R-1 Single Family Residence District:

1. Single family dwellings.
2. Public parks and playgrounds.
3. Public and private elementary/secondary schools provided no building shall be located within fifty (50) feet of any lot line of an abutting lot in an "R" use district. Any fence erected around a play area shall be not less than twenty (20) feet from the property line of an abutting lot in an "R" use district.
4. Churches. including those related structures located on the same site which are an integral part of the church proper, convents or homes for persons related to a religious function on the same site provided no buildings shall be located within thirty (30) feet of any lot line of an abutting lot in an "R" district.
5. Municipal buildings and structures, excluding storage of maintenance equipment and trucks over one and one-half (1-1/2) tons, stock piling of aggregate and open storage of material, but including fire fighting apparatus, provided these shall not be located within fifty (50) feet of any lot line of an abutting lot in an "R" district.
6. Hospitals.
7. State licensed residential facilities serving six or fewer persons at one time.
8. State or County licensed day care or nursery school facilities serving the total number allowable per state licensing requirements.

Subdivision 2: CONDITIONAL USES

The following uses require a conditional use permit as provided in Section 8 of this Ordinance:

1. Golf courses, country club, tennis clubs, and parks.
2. Service structures, public or private, designed and used to serve the families in the surrounding area such as electric power substations, telephone buildings, deep wells, elevated tanks and similar structures and uses.
3. Nursing homes, rest homes, or retirement homes for human care including those limited medical offices necessary for the operation of the above uses, provided buildings are not less than fifty (50) feet from a lot line of an abutting lot in an R-1 district.
4. Industrial parking lot.
5. Guest house, provided the Building Official and governing body are satisfied that lot area is adequate for sewage disposal system. (Rental of any guest house will not be permitted).
6. State licensed residential facility serving more than six persons at one time provided that:
 - a. Adequate off street parking and loading is provided; and
 - b. The facility meets all state licensing requirements Pursuant to M.S. 245a.01 through M. S. 245a.20.
7. State licensed day care or nursery school facility serving more than twelve persons at one time provided that:
 - a. Sufficient off street parking and loading facilities are provided; and
 - b. The facility meets all state licensing requirements pursuant to M.S. 245a.01 through M.S. 245a.20.
8. Uses determined by the Planning Commission to be of similar nature to the listed conditional uses above and found not to be detrimental to the general health and welfare of the city.

Subdivision 3: PERMITTED ACCESSORY USES

1. Private garages and parking spaces.
2. Private tennis court.
3. Home occupations.
4. Signs as regulated by this Ordinance.
5. Temporary buildings for construction purposes, for a period not to exceed construction.
6. Gardening and other horticultural uses where no sale of products is conducted on the premises.
7. Keeping of not more than a total of two (2) boarders or roomers by a resident family.
8. Separate living quarters for domestic servants employed on the premises provided that said premises contain a minimum area equal to two (2) ordinary minimum sized lots in this district.
9. Utility buildings (not to exceed two hundred twenty (220) square feet, inside area).
10. Antennas, satellite dish antennas, and towers.
11. Private swimming pool, provided it is constructed and maintained with fencing that meets the following criteria: The fencing shall effectively prevent the entrance of children and be without hand- or footholds that would enable a child to climb over it. The fencing shall be at least four feet high and entrances shall be equipped with a self-closing, latching gate which is capable of being locked. The sides of above ground pools may function as the fence provided the entrance to the pool is also designed to restrict access by children.
12. Dog kennels with two or fewer dogs.
13. Gazebo.
14. Playhouses.
15. Accessory apartments as defined and regulated in this Ordinance.

Subdivision 4: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. Minimum residential lot areas:

a. Minimum areas of lots in R-1 Residence Districts shall be as follows:

1. When the lots are serviced by city water and sewer the minimum area shall be 9,500 square feet

2. Where the lots are not serviced by city water and sewer and are located more than 1,000 feet from shoreland, the minimum area shall be 2.5 acres.

b. The minimum width of lots in new plats in R-1 Residence Districts shall be as follows:

1. Where the lots have a minimum area of 9,500 square feet, the width of the lots shall average at least 75 feet.

2. Where the lots have a minimum area of 2.5 acres the width of the lots shall average at least 250 feet.

2. Front yard regulation:

The front yard setback in the R-1 Residence district shall be thirty (30) feet.

3. Side yard regulation:

The side yard setback in the R-1 Residence district shall be ten (10) feet, except corner lots on which the side yard on the intersecting street shall be not less than fifteen (15) feet.

4. Rear yard regulation:

The rear yard setback in the R-1 Residence district shall be thirty (30) feet.

5. Height regulation:

Maximum height of buildings may be two (2) stories or thirty five (35) feet, whichever is less.

Lot coverage regulation:

Not more than thirty five (35) percent of a lot or plot of land shall be occupied by buildings and/or impervious surfacing.