

Section 15 R-2 TWO FAMILY RESIDENCE DISTRICT

Intent: The R-2 Residential District is similar in intent to the R-1 District, except that it permits a somewhat higher residential density and a somewhat broader range of uses.

Subdivision 1: PERMITTED USES

The following uses shall be permitted within the R-2 Two Family Residence District:

1. Any principal use or structure permitted and regulated in the R-1 district principal except as hereinafter modified.
2. Two family dwellings.
3. State licensed residential facility serving sixteen or fewer persons.
4. State licensed day care and nursery school facilities serving sixteen or fewer persons.

Subdivision 2: CONDITIONAL USES

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

1. Any use or structure permitted and regulated as a conditional use in an R-1 district.
2. Activity and community centers.
3. State licensed residential facility serving more than sixteen persons provided that: a. Adequate off street parking and loading is provided: and b. The facility meets all state licensing requirements pursuant to M.S. 245.782, Subd. 6 and M.S. 245.812, Subd. 3.
4. State licensed day care and nursery school facilities serving more than sixteen persons provided that:
 - a. Adequate off street parking and loading is provided, and
 - b. The facility meets all state licensing requirements pursuant to M.S. 245.782, Subd. 5 and M.S. 245.812, Subd. 3.

5. 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

All permitted accessory uses within the R-1 district as regulated in the R-1 district.

Subdivision 4: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. Lot area regulation:

- a. Minimum lot area will be established by the City Council based upon the intended usage of the area and the usage of adjoining areas plus health and safety requirements. At a minimum the lot shall be 9,500 square feet when the real is serviced by City water and sewer and 2.5 acres when not serviced by City water and sewer unless a cluster septic system or PUD is used, as approved by the City.

2. Lot width regulations.

- a. Each lot shall have a minimum average width of seventy five (75) feet (in new plats).
- b. Each lot shall have a minimum frontage on a street of fifty (50) feet.
- c. Lots within a subdivision or plat recorded prior to the enactment of this Ordinance which are smaller in width or in area than the minimum as set forth in this Ordinance and separately owned may be utilized for a single family dwelling if the area is at least 5,000 square feet.

3. Front yard regulation:

The front yard setback in the R-2 Residence District shall be thirty (30) feet.

4. Side yard regulation:

The side yard setback in the R-2 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.

5. Rear yard regulation:

The rear yard setback in the R-2 Residence District shall be thirty (30) feet.

6. Height regulation:

Maximum height of buildings shall be three (3) stories or forty (40) feet, whichever is less.

7. 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.

Subdivision 5: PRIVATE SEPTIC SYSTEMS

The following additions and/or changes to Minnesota Rules Chapter 7080 shall apply to private septic systems located within the City of Rice:

1. Multiple tanks will be required with a minimum of two tanks for all systems.
2. Minimum tank capacity will be 1,000 gallons.
3. Two (2) drain field sites must be designed by a certified septic designer for all existing parcels or parcels to be created or platted and before any building permits will be granted or platting approval given.
4. All drain field sites must be properly protected at the time of platting and/or before construction begins on any parcel or adjacent parcel.