

515.05. R-3, medium density residential district. Subdivision 1. Purpose. A district to provide for medium density housing in one, two and multiple dwelling unit structures and townhouses and directly related complimentary uses.

Subd. 2. Permitted uses. Permitted uses in an R-3 district are:

- (a) all permitted uses allowed in an R-2 district except as hereinafter modified;
- (b) two-family dwellings.

Subd. 3. Permitted accessory uses. Permitted accessory uses in an R-3 district are:

- (a) all accessory uses, structures, and buildings pertaining to single and two-family units in the R-3 zoning district are subject to subsection 510.11 of this code. (Amended, Ord. No. 99-05)
- (b) parking garage and garage structures of adequate size to handle the required parking for the principal use. The parking requirements shall be satisfied by the combination of garage and unenclosed spaces; (Added, Ord. No. 99-05)
- (c) maintenance, management or recreational buildings incidental to the principal use; (Added, Ord. No. 99-05)
- (d) privately owned recreational facilities including swimming pools and tennis courts, intended solely for the enjoyment and convenience of the residents of the principal use and their guests; (Added, Ord. No. 99-05)
- (e) accessory uses for tenants provided they are intended for only the residents of the principal use and their guests and have no advertising or display visible from the outside of the building. Not more than 10% of the gross floor area of a structure may be devoted to these accessory uses. (Added, Ord. No. 99-05)

Subd. 4. Conditional uses. The uses listed in this subdivision require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) All conditional uses, subject to the same conditions as allowed in an R-2 district except as hereinafter modified.
- (b) Multiple dwelling units provided that:
 - (1) there is adequate off-street parking in compliance with subsection 510.17 of this code;
 - (2) parking areas are screened and landscaped from abutting and surrounding residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (3) the site of the principal use and its related parking is served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated;
 - (4) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding and abutting residential uses;
 - (5) the grades and topography of the site shall not restrict the use of yards and open space;
 - (6) each multiple unit dwelling site shall contain at least 300square feet of usable open space as defined in subsection 505.09, subdivision 110 of this code for each dwelling unit contained thereon;

- (c) Boarding houses and rooming houses provided that:
 - (1) there is adequate off-street parking in compliance with subsection 510.17 of this code;
 - (2) parking areas contain five or more spaces screened and landscaped from abutting and surrounding residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (3) the site of the principal use and its related parking is served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated;
 - (4) the grades and topography of the site shall not restrict use of yards and open space;
- (d) Senior housing, provided that:
 - (1) parking areas are screened and landscaped from view of surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (2) the site of the principal use and its related parking is served by an arterial or collector street;
 - (3) usable open space as defined in subsection 505.09, subdivision 110 of this code at a minimum is equal to 20 percent of the gross lot area;
 - (4) the site of the principal use is served or is located within 400 feet of regular transit service;
 - (5) the site of the principal use is within 400 feet of commercial shopping development or adequate provision for access to such facilities is provided;
 - (6) the requirements of subsection 505.09, subdivision 40 are satisfied.

- (e) Handicap housing provided that:
 - (1) parking areas are screened and landscaped from view of surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (2) the site of the principal use and its related parking is served by an arterial or collector street;
 - (3) usable open space as defined in subsection 505.09, subdivision 110 of this code at a minimum is equal to 20% of the gross lot area;
 - (4) the site of the principal use is served or is located within 400 feet of regular transit service;
 - (5) the site of the principal use is within 400 feet of commercial shopping development or adequate provision for access to such facilities is provided;
 - (6) the housing development is operated in compliance with subsection 505.09, subdivision 58.
- (f) State licensed residential facilities serving seven to 16 persons.
- (g) State licensed nonresidential facilities serving 13 to 16 persons.
- (h) Telecommunications facilities located on antenna support structures provided they comply with section 720 of the Robbinsdale city code. (Added, Ord. No. 97-06)

Subd. 5. Lot requirements and setbacks. The following minimum requirements shall be observed in an R-3 district subject to additional requirements, exceptions and modifications set forth in this and other sections of this code.

- (a) Lot area: 6,000 square feet, except as otherwise provided in this section.
- (b) Lot width:
 - (1) single family dwelling unit: 50 feet;
 - (2) two-family dwelling unit: 60 feet except as otherwise provided in this subsection;
 - (3) multi-family or townhouse dwelling unit: 60 feet.
- (c) Setbacks:
 - (1) Front yards:
 - (i) not less than 30 feet;
 - (ii) in a block where a lot fronts on a side street next to a lot which has its side facing the same side street, the setback on each lot shall be 15 feet from the side street (right-of-way);
 - (iii) where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum set back shall be the average of the adjacent structures. If there is only one adjacent structure, the front yard minimum setback shall be the setback of the adjacent structure. In no case shall the minimum front yard setback exceed 30 feet.

- (2) Side yards:
- (i) five feet except as provided in subsection 515.05, subdivision 5(c)(2)(v) of this code;
 - (ii) a side yard abutting a public right-of-way (street) shall not be less than 15 feet from the right-of-way except in the case of 40 foot lots, the side yard may be reduced to not less than five feet from the right-of-way;
 - (iii) side yards of one and two family dwellings which contain a private driveway shall be a minimum of ten feet;
 - (iv) side yards which contain a private driveway for uses other than single or two family dwellings shall be a minimum of 15 feet if there is one-way traffic movement and 20 feet if there is two-way traffic movement and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code;
 - (v) in the case of two-family, double bungalow dwellings, zero side yard setbacks shall be permitted on the common boundary line, if each portion of the double bungalow sits on its own lot which is at least 40 feet wide and consists of at least 4,840 square feet. Such zero side yard setbacks are only permissible when separate sanitary sewer and water service is provided to each unit of the double bungalow.
- (3) Rear yards: 20% of lot depth.

Subd. 6. Building requirements:

- (a) Height: no structure shall exceed three stories or 30 feet in height, whichever is less, except as provided in subsection 510.15, subdivision 1 of this code.
- (b) Minimum floor area per dwelling unit:

TYPE	SINGLE FAMILY UNIT	TWO FAMILY UNIT	TOWNHOUSE UNIT	MULTI-FAMILY UNIT
(1) efficiency apt.				440 sq. ft.
(2) one bedroom	720 sq. ft.	600 sq. ft.	720 sq. ft.	520 sq. ft.
(3) two bedroom	820 sq. ft.	800 sq. ft.	820 sq. ft.	750 sq. ft.
(4) three bedroom	920 sq. ft.	900 sq. ft.	920 sq. ft.	850 sq. ft.
(5) four bedroom	1050 sq. ft.	1000 sq. ft.	1050 sq. ft.	1000 sq. ft.
(6) add 120 sq. ft. for each additional bedroom.				
(7) except for senior and handicap housing, efficiency apartments shall not exceed 10% of the total apartments in a structure. (Amended, Ord. No. 08-02)				

- (c) Minimum lot area per dwelling unit:

(1) single family:	6000 square feet
(2) townhouse:	4200 square feet
(3) two-family	3750 square feet
(4) multi-family (three story or less):	1500 square feet
(5) multi-family senior and handicap housing (three story or less)	500 square feet
(Amended, Ord. No. 08-02)	

- (d) Usable open space: except for senior and handicap housing, each multiple family dwelling site shall contain at least 300 square feet of usable open space, as defined in this code, for each dwelling unit contained thereon. (Amended, Ord. No. 08-02)