

515.03. R-2, single and two-family residential district. Subdivision 1. Purpose. A district to provide for low to medium density one and two unit and townhouse dwellings and directly related complimentary uses.

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

- (a) All permitted uses allowed in an R-1 district except as hereinafter modified;
- (b) Townhouse developments for which a conditional use permit was granted prior to August 23, 1986.

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

- (a) All accessory uses as allowed in an R-1 district.

Subd. 4. Conditional uses. The uses listed in this subdivision requires 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-1 district except: 515.01, subdivision 4(b) and as hereinafter modified. (Amended, Ord. No. 10-17)
- (b) Nursing homes provided that:
 - (1) side yards are double the minimum requirement established for this district and are screened in compliance with subsection 510.25, subdivision 2 of this code;
 - (2) the lot area is double the minimum established for this district;
 - (3) the front yard depth shall be a minimum of 35 feet;
 - (4) an off-street rider drop-off and pick-up drive is provided;
 - (5) adequate off-street parking and access is provided in compliance with subsection 510.17 of this code;
 - (6) adequate off-street loading and service entrances are provided in compliance with subsection 510.19 of this code;
 - (7) the site and related parking and service shall be served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated;
 - (8) all signing and informational or visual communication devices shall be in compliance with the section 410 of the city code and shall not impact surrounding and abutting residential;

- (c) Licensed day care refers to a facility serving more than 12 persons provided that:
 - (1) side yards are double the minimum requirement established for this district and are screened in compliance with subsection 510.25, subdivision 2 of this code;
 - (2) the lot area is double the minimum established for this district;
 - (3) only the rear yard shall be used for a play area. It shall be fenced and screened in compliance with subsection 510.25, subdivision 2 of this code;
 - (4) an off-street rider drop-off and pick-up shall be provided;
 - (5) the site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated;
 - (6) all provisions of the Minnesota public welfare licensing act, Minnesota Statutes, section 245.781 to 245.85, as amended as well as all rules or regulations promulgated by the Minnesota commissioner of human services related thereto, are met;
 - (7) a written indication of preliminary pending or final license approval from the regulatory welfare agency is supplied to the city.
- (d) Two-family dwellings provided that:
 - (1) the minimum required lot width and square footage are met;
 - (2) the driveway is hard surfaced;
 - (3) the property has adequate off-street parking;
 - (4) that all garage doors be equipped with automatic door openers operable by remote control.
- (e) Existing two-family dwellings may be converted to condominiums, cooperatives or townhouses as regulated by subsection 530.05 of this code. (Added, Ord. No. 96-02)
 - (i) not less than 30 feet;

Subd. 5. Lot requirements and setbacks. The following minimum requirements shall be observed in an R-2 district subject to additional requirements, exceptions and modifications set forth in this code:

- (a) Lot area: 6,000 square feet, except as otherwise provided in this subsection.
- (b) Lot width:
 - (1) single family dwelling unit: 50 feet, except as otherwise provided in this section;
 - (2) two-family dwelling unit: 60 feet except as otherwise provided in this section.
- (c) Setbacks:
 - (1) front yard depth:
 - (ii) in a block where a lot fronts on a side street next to a lot which has its side facing the same 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 setback shall be the average of the adjacent structures. If there is only one adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of the adjacent structure. In no case shall the minimum front yard setback exceed 30 feet.
 - (2) side yard width:
 - (i) five feet, except as provided in subsection 515.03, subd. 5(c)(2)(iv) of this code;
 - (ii) side yards abutting a public right-of-way 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 no less than five feet from the right-of-way;
 - (iii) a side yard that contains a driveway must be at least 15 feet on houses constructed after April 2, 1991 or an unobstructed ten feet on houses constructed prior to that date; (Amended, Ord. No. 91-03, Sec. 2)
 - (iv) 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 provide to each unit of the double bungalow.

- (3) rear yard depth:
 - (i) 20% lot depth.

Subd. 6. Building requirements:

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

<u>Unit Size</u>	<u>Single Family Unit</u>	<u>Two Family Unit</u>	<u>Townhouse</u>
(1) One bedroom	720 sq. ft.	600 sq. ft.	720 sq. ft.
(2) Two bedroom	820 sq. ft.	800 sq. ft.	820 sq. ft.
(3) Three bedroom	920 sq. ft.	900 sq. ft.	920 sq. ft.
(4) Four bedroom	1050 sq. ft.	1000 sq. ft.	1050 sq. ft.
(5) Add 120 square feet for each additional bedroom			

- (c) Minimum lot area per dwelling unit:
 - (1) Single family: 6000 sq. ft.
 - (2) Townhouse: 4200 sq. ft.
 - (3) Two-family: 3750 sq. ft.