

Section 515 - Zoning: residential districts
(R-1, R-2, R-3, R-B, townhouse, cooperative
and condominium development)

515.01. R-1, single family residential district. Subdivision 1. Purpose. A district to provide for low density single family detached residential dwellings and directly related complimentary uses.

Subd. 2. Permitted uses. Permitted uses in an R-1 district are:

- (a) single family detached dwellings;
- (b) public parks and playgrounds;
- (c) essential services;
- (d) licensed day care facilities serving 12 or fewer persons with adequate screening from adjacent uses;
- (e) state licensed residential facilities serving six or fewer persons provided all zoning requirements are met including adequate off-street parking as required by subsection 510.17 and provided there are no other residential facilities within 1,320 feet;
- (f) state licensed nonresidential facilities serving 12 or fewer persons with adequate parking and screening from adjacent uses.

Subd. 3. Permitted accessory uses. Permitted accessory uses in an R-1 district are:

- (a) private garages and car ports as regulated by subsection 510.11 of this code. (Amended, Ord. No. 99-05)
- (b) off-street parking as regulated by subsection 510.17 of this code, for the following:
 - (1) licensed and operable passenger cars or trucks not exceeding a gross weight of 9,000 pounds,
 - (2) licensed and operable recreational vehicles not longer than 30 feet and not higher than 11 feet, provided that:
 - (i) an RV may not be parked within 15 feet of a street curb or surface, nor within a street or alley right-of-way, except for temporary on-street parking in compliance with this code;

- (ii) an RV longer than 22 feet may not be parked in a front yard;
 - (iii) an RV higher than six feet may not be parked within three feet of a side or rear lot line or in a required side yard except corner side yards;
 - (iv) an RV over 22 feet long that is parked in a corner side yard must be parked perpendicular to the side lot line or screened by a six foot high fence or hedge or other landscaping acceptable to the city; (Amended, Ord. No. 99-05)
 - (v) the total area devoted to RV storage shall not exceed 300 square feet on any lot.
- (c) home occupations provided that:
- (1) all activity related to the home occupation is contained within the principal structure and not in an accessory building or garage whether it be attached or detached from the principal structure;
 - (2) only persons residing on the premises shall be employed in the home occupation;
 - (3) there are no internal or external alterations or construction features of the structure not customarily found in dwellings;
 - (4) no physical products or inventory shall be displayed or sold on the premises except such that are incidental to the permitted home occupation, such as hair products sold as part of a haircutting business;
 - (5) there shall be no separate entrance to the space devoted to such occupations on the exterior of the dwelling;
 - (6) there shall be no exterior display, or exterior signs except as allowed in the sign regulations for the zoning district in which such home occupation is located;
 - (7) there shall be no exterior storage of equipment or rubbish or waste generated by or used in the home occupations;
 - (8) all parking associated with the home occupation shall be in conformance with the off-street parking standards of the zoning ordinance, and no more than one commercial vehicle associated with the home occupation is allowed on the site;
 - (9) examples of permissible home occupations include, but are not limited to the following: art studio; business by mail; clothing alterations or repair; computer repair; dressmaking; internet business; professional offices of a clergyman, lawyer, physician, dentist, architect, engineer or accountant, when located in a dwelling unit occupied by the same; and teaching with instruction limited to one pupil at a time;
 - (10) prohibited home occupations shall not include distribution, manufacturing, processing or primarily retail or wholesale businesses, warehousing or storage;

- (11) home occupations shall not include distribution, manufacturing, processing or primarily retail or wholesale businesses, warehousing or storage;
- (12) any activity that may cause glare, smoke, dust or other particulate matter, odors, noise, waste management needs exceeding accepted common residential quantities or other nuisances that may be detrimental to the health, safety or enjoyment of the public are prohibited.

(Added, Ord. No. 16-06)

- (d) non-commercial greenhouses and conservatories;
- (e) swimming pools, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests. All swimming pools must be fenced in accordance with subsection 510.11, subdivision 4 of this code; (Amended, Ord. No. 99-05)
- (f) tool houses, sheds and similar accessory buildings for storage of domestic supplies and non-commercial recreational equipment, provided that the total area of all accessory structures allowed is in accordance with subsection 510.11 of this code; (Amended, Ord. No. 99-05)
- (g) boarding or renting of rooms to not more than two persons;
- (h) signs and bulletin boards as regulated by section 410 of the city code;
- (i) solar energy devices that are an integral part of the principal structure;
- (j) bingo as an activity related to a civic celebration or by an organization, which conducts four or fewer bingo occasions in a calendar year, subject to approval of city permit.
- (k) satellite dish antennas one meter in diameter or less provided they are not within the front yard setback and provided the top of the dish is no more than five feet above the peak of the roof of the principal building upon which the dish is located. (Added, Ord. No. 10-16)
- (l) food trucks in city parks during park hours subject to the requirements of Section 520.05 Subd. 3(c) and authorization by city council (Added, Ord. 15-09).
- (m) Robbinsdale has opted out of the requirements of Minnesota Statutes 462.3593 related to temporary Family Health Care Dwellings via city ordinance 16-10. (Added, Ord. No. 16-10)

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

- (a) Residential planned unit development as regulated by subsection 530.05 of this code. (Amended, Ord. No. 97-06)
- (b) Private educational institutions limited to elementary, junior high and senior high schools; colleges or universities; museums; religious institutions such as churches, chapels, temples, and synagogues; and seminaries or monasteries provided that:
 - (1) any such principal building shall be located 30 feet or more from any other lot in a residential district;
 - (2) adequate screening from abutting residential uses and landscaping is provided in compliance with subsection 510.25, subdivision 2 of this code;
 - (3) adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley from the principal use in compliance with subsection 510.17 of this code and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code; (Amended, Ord. No. 97-06)
 - (4) an off-street rider drop-off and pick-up drive is provided;
 - (5) adequate off-street loading and service entrances are provided and regulated where applicable by subsection 510.19 of this code;
 - (6) the site of the principal use and related parking is served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated; (Amended, Ord. 97-06)
- (c) Boarding, house or home boarding -foster children provided that:
 - (1) the requirements and conditions of the Minnesota department of public welfare, Public Welfare Manual II 3110 as adopted, amended or changed are satisfactorily met;
 - (2) a written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the city; (Amended, Ord. No. 97-06)
- (d) A second accessory structure on a lot if it contains more than 240 square feet of gross floor area. (Amended, Ord. No. 97-06)
- (e) Solar energy devices not an integral part of the principal structure. (Amended, Ord. No. 97-06)

- (f) Satellite dish antennas exceeding one meter in diameter provided they are located in the rear yard and screened from public view. (Amended, Ord. No. 97-06; Ord. No. 10-16)
- (g) Land reclamation involving 400 cubic yards or more of fill. (Amended, Ord. No. 97-06)
- (h) Licensed day-care facility serving more than 12 persons as an accessory use to a church, provided that:
 - (1) the lot area is double the minimum established for this district;
 - (2) 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;
 - (3) an off-street drop-off and pick-up location is provided;
 - (4) the site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated;
 - (5) the site shall have an outdoor play area which is adequate in size and in a location which is not disruptive to adjacent permitted uses and which is fenced and screened in compliance with subsection 510.25, subd. 2;
 - (6) the use shall not cause the structure to be in non-compliance with any applicable fire or building code;
 - (7) no addition to the facility shall be constructed to accommodate the use;
 - (8) all provisions of the Minnesota public welfare licensing act, Minnesota Statutes, sections 245.781 to 245.85, as well as all rules or regulations promulgated by the Minnesota commissioner of human services related thereto, are met;
 - (9) a written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the city. (Amended, Ord. No. 97-06)

- (i) recreational vehicles greater than 30 feet in length provided that:
 - (1) the lot is a minimum of 50 feet wide;
 - (2) the RV is positioned and screened in a manner that will minimize the visual impact on adjacent properties; and
 - (3) there is complete compliance with subsection 515.01, Subd. 3(b)(2). (Amended, Ord. No. 97-06, Ord. No. 13-03)
- (j) egress window well walls closer than 1.5 feet of a side lot line provided that:
 - (1) egress window wells shall not obstruct drainage patterns nor cause stormwater to drain onto adjoining properties.
 - (2) approval of the City Engineer is required to ensure that drainage is directed away from the house and does not impact adjacent property. (Added, Ord. No. 10-10, Sec. 2)
- (k) Agriculture provided that:
 - (1) Tools, equipment and materials related to the use must be stored within an enclosed structure subject to subsection 510.11.
 - (2) Non-retail commercial greenhouses are subject to the following yard setbacks:
 - (a) Front yard depth: not less than 30 feet.
 - (b) 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).
 - (c) 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.
 - (d) Side yard width and rear yard depth: 5 feet.
 - (3) Farm or other animals are prohibited except in accordance with Section 915.
 - (4) Retail sales are prohibited. (Added, Ord. No. 15-06)
- (l) New wireless support structures within the public right of way of the R-1, single family residential district as long as all the following criteria are met:
 - (1) No less than 5 feet from the street curb;

- (2) No more than 5 feet from the side lot line extended to the street;
- (3) Constructed from durable materials approved by the City Engineer with an earth-tone finish consistent with the character of the neighborhood;
- (4) Required application materials shall include a detailed survey provided by a registered land surveyor showing all existing aerial, surface, and underground utilities within a fifty (50) foot radius of the proposed wireless support structure to identify possible conflicts with existing utility infrastructure. The City Engineer shall have the authority to deny the proposed wireless support structure location in the event of a conflict with existing utility infrastructure is identified.

(Added, Ord. No. 17-07)

Subd. 5. Lot requirements and setbacks. The following minimum requirements shall be observed in an R-1 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.
- (b) lot width: 50 feet.
- (c) setbacks:
 - (1) front yard depth:
 - (i) not less than 30 feet. However, a one story covered porch may be up 24 feet from the front property line; (Amended, Ord. No. 03-33)
 - (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 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;
 - (ii) side yards 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) a side yard that contains a driveway shall be at least 15 feet on houses constructed after April 2, 1991 or an unobstructed 10 feet on houses constructed prior to that date. (Amended, Ord. No. 91-03, Sec. 1)
 - (3) rear yard depth:
 - (i) 20 percent of 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:
 - (1) one bedroom: 720 square feet;
 - (2) two bedroom: 820 square feet;
 - (3) three bedroom: 920 square feet;
 - (4) four bedroom: 1,050 square feet.
- (c) Minimum lot area per dwelling unit: 6,000 squarefeet.

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.