

SECTION 19: "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT

Subdivision 1: INTENT

It is the intent of the R-3 District to provide for multiple-family dwellings and related complementary uses.

Subdivision 2: PERMITTED USES

1. All permitted uses as allowed in an "R-1" and "R-2" Single and Two Family Residential District.
2. Multiple-family dwelling units including Apartments, Townhouses and attached patio homes.

Subdivision 3: PERMITTED ACCESSORY USES

1. All permitted accessory uses as allowed in an "R-1" and "R-2" Single and Two Family Residential District.
2. Off-street loading and parking as regulated by this Ordinance.

Subdivision 4: CONDITIONAL USES

The following uses require a Conditional Use Permit based on the procedures set forth in this Ordinance.

1. All conditional uses, subject to the same provisions as allowed in the "R-1" and "R-2" Single and Two Family Residential District.
2. Manufactured Home Parks as regulated by this Ordinance.
3. Nursing homes, assisted living facilities, and rest homes.
4. Medical clinics and other buildings used for the treatment of human beings.
5. State licensed residential facilities serving from seven (7) through sixteen (16) persons.
6. Licensed day care facilities serving from thirteen (13) through sixteen (16) persons.
7. Uses the City Council determines to be substantially similar in nature to the conditional uses listed above and not detrimental to the City's general health and welfare.

8. Animal Feedlots subject to provisions of Stearns County Feedlot Ordinance and further farm animals may be allowed on lots that are 5 Acres or more in size subject to an Interim Use Permit and at a maximum density of .50 animals per acre. Any building where farm animals are kept shall be setback a distance of 100 feet from the property line or road easement.

Subdivision 5: INTERIM USE PERMITS

1. Farm animals

Subdivision 6: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. **Minimum Buildable Lot Area.**
 - A. Single Family Dwelling. Buildable lot area for lots with a single-family dwelling must be at least ten thousand two hundred (10,200) square feet.
 - B. Two-family Dwelling. Buildable lot area for lots with a two-family dwelling must be at least eleven thousand two hundred and fifty (11,250) square feet.
 - C. Three-family Dwelling or more. Buildable lot area for lots with a three-family Dwelling or more must be at least thirteen thousand (13,000) square feet for the first three (3) units and an additional two thousand (2,000) square feet for each unit after three (3).
2. **Lot Width.** Single and two family structures must meet the requirements of R-1 and R-2 Districts. For all other structures, Lot width must be at least one hundred (100) feet at the established building line.
3. **Lot Depth.** Single and two family dwellings must meet the requirements for those dwelling types contained in the R-1 and R-2 Districts. Other structures shall have no minimum lot depth.
4. **Minimum Lot Frontage.** The minimum lot frontage shall be 75 feet.
5. **Setbacks.**
 1. Front Yard Setback. The front yard setback for all structures must be at least twenty-five (25) feet.
 2. Side Yard Setback.

- A. Single and Two Family Structures. The side yard setback must be at least ten (10) feet, except that the side yard setback on corner lots must be at least fifteen (15) feet.
 - B. Multi-family and Other Uses. Multi-family and other uses, if approved, must have a side yard setback of at least twenty (20) feet.
3. Rear Yard Setback.
- A. Principal Structures. Principal structures must have a rear yard setback of at least forty (40) feet.
 - B. Garages Facing Rear Lot Line. Garages with vehicle entrances facing the rear lot line must have a rear yard setback of at least forty (40) feet.
4. Existing Lots. Notwithstanding anything in this Section apparently to the contrary, for Lots platted before this Ordinance's effective date, the setbacks will be as follows:
- 1. Front Yard = fifteen (15) feet
 - 2. Side Yard = fifteen (15) feet
6. **Building Height.**
- A. Single and Two Family Dwellings. Single-family and two-family dwellings may not exceed thirty-five (35) feet in height.
 - B. Other Principal Buildings. Principal buildings other than single and two family dwellings may not exceed thirty-five (35) feet in height.
 - C. Accessory Buildings. Accessory Buildings may not exceed twenty-five (25) feet in height.
7. **Impervious Surface.** Per Section 33 of this Ordinance.
8. **Green Space.** For buildings containing three (3) or more dwelling units there must be a minimum of four hundred and fifty(450) square feet of contiguous and useable green space per dwelling unit. Setback areas may not be counted toward the required green space.
9. **Exterior Finish.** Garages and other accessory buildings must have an exterior finish of the same materials as the principal structure.

Subdivision 7: SITE PLAN - CERTIFICATE OF SURVEY

Prior to the issuance of a permit for any building with a foundation, a site plan for the property must be approved by the City Council after review and recommendation by the Planning Commission. The site plan must contain at a minimum the following:

1. The current and proposed use of the property;
2. A Certificate of Survey if required by the Zoning Administrator or Planning Commission;
3. All structures and their dimensions and location;
4. Location of waste facilities including measures used for enclosure and screening;
5. Location of the water supply and utilities;
6. Elevations and drainage facilities;
7. Streets and ingress and egress;
8. Parking (including typical size and locations of handicap spaces);
9. Landscaping (including features and types of materials to be used);
10. Lighting locations and types of fixtures;
11. Location and dimensions of required green space;
12. Screening and fences (including types and heights of fencing);
13. Location and size of signs;
14. Distances to surrounding buildings, and surrounding land uses; and
15. Any other information deemed necessary by the Zoning Administrator or Planning Commission.

As part of the site plan review and approval the Planning Commission may recommend and the City Council may, on the recommendation of the Planning Commission or on its own, require that changes be made to a site plan. Such changes may include, without limitation, limiting the size and number of street accesses, requiring fencing or screening, requiring changes to the landscape plan, requiring alterations of the location and types of lighting and signage,

altering parking lot design and layout, altering building layout, and other alterations and adjustments to ensure a design which is in conformance with this Ordinance and is in the best interest of the City.

Subdivision 8: PERFORMANCE BOND

To ensure site plan improvements, including without limitation landscaping and waste enclosures, are completed in accordance with the approved site plan, a performance bond or other approved security in the amount deemed sufficient by the City Council may be required to be deposited with the City before the issuance of a building permit for the project.