

SECTION 18: "R-2" TWO FAMILY RESIDENTIAL DISTRICT

Subdivision 1: INTENT

The intent of the R-2 District is to permit the development of single and two family dwellings in the community; to provide reasonable standards for such development; to avoid overcrowding; and to prohibit the use of land which would be incompatible with or detrimental to the essential residential character of such a district.

Subdivision 2: PERMITTED USES

1. Single and two family dwellings.
1. State licensed residential facilities or housing with services establishment registered under Minnesota Statutes Chapter 144D, as amended, serving six (6) or fewer persons at one time.
2. State licensed day care or nursery school facilities serving twelve (12) or fewer persons at one time.
3. Group family day care facilities properly licensed under Minnesota Rules serving fourteen (14) or fewer children except a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct violating criminal statutes relating to sex offenses.
4. Public Parks and playgrounds.

Subdivision 3: PERMITTED ACCESSORY USES

1. ACCELERATED ACCESSORY STRUCTURE – Private garages are permitted in all residential districts based on the following accelerated structure and only if the exterior covering materials on the roof and side walls are the same as the roof and side walls materials on the principal structure.

10,200 SF to 13,000 SF = 600 SF Building with 8' Side Walls			
13,000 SF to 18,000 SF = 900 SF	“	“ 10’	“
18,000 SF to 25,000 SF = 1,100 SF	“	“ 10’	“
25,000 SF to 35,000 SF = 1,200 SF	“	“ 12’	“
35,000 SF to 45,000 SF = 1,500 SF	“	“ 12’	“
with 15' setback from main structure			
45,000 SF to 65,000 SF = 1,800 SF	“	“ 14’	“

with 20' setback from main structure

65,000 SF to 70,000 SF = 2,000 SF “ “ 14’ “
(because of higher side walls)

70,000 SF to 85,000 SF = 2,400 SF “ “ 14’ “

2. Home Occupations.
3. Private swimming pools and tennis courts with fencing that prohibits unauthorized entry.
 - A. Accessory Buildings (not exceeding one hundred twenty (120) square feet in area) for storing domestic equipment and non-commercial recreational equipment.
 - B. Boarding and renting of rooms to not more than two (2) persons.
 - C. Gazebos and decks serving the principal residential structure.
 - D. Playhouses.
 - E. Kennels used for pets of occupants of the principal structure.
 - F. Fences as regulated by this Ordinance.
 - G. Off-street parking spaces as regulated by this Ordinance.
 - H. Signs as permitted and regulated by this Ordinance.
 - I. Temporary buildings during periods of construction of principal structures and located on the property no longer than one (1) year.

Subdivision 4: CONDITIONAL USES

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

1. Governmental, municipal and public utility buildings and structures necessary for the community's health, safety, and general welfare.
2. Public or semi-public recreational buildings and community centers.

3. Churches, public libraries, museums, primary and secondary schools which are accredited by the State Department of Education, and hospitals.
4. Townhouses containing four (4) or fewer units whether in a single unit or on a combination of lots.
5. Essential Services structures.
6. Towers and Antennas as regulated by this Ordinance.
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. **Other Uses.** Buildable lot area for lots for other uses must be determined based upon meeting the maximum floor area ratio.
2. **Lot Width.** Lot width must be at least ninety (90) feet at the established building line.

3. **Lot Depth.** Lot depth must be at least one hundred and twenty-five (125) feet.
4. **Minimum Lot Frontage.** The minimum lot frontage shall be 75 feet.
5. **Setbacks.**
 - A. **Front Yard Setback.** The front yard setback must be at least twenty-five (25) feet.
 - B. **Side Yard Setback.** 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.
 - C. **Rear Yard Setback.** The rear yard setback must be at least thirty-five (35) feet.
6. **Building Height.**
 - A. **Principal Structure.** All principal residential structures may not exceed thirty-five (35) feet in height.
 - B. **Accessory Buildings.** Accessory Buildings may not exceed thirty (30) feet in height.
7. **Impervious Surface.** Per Section 33 of this Ordinance.

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.

