

Sec. 117-111. - R-1 Residential District.

- (a) *Intent.* The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2020 Metropolitan Urban Service Area (MUSA), rural developing, central rural reserve area, and rural preserve areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2020 MUSA, shall be serviced by sanitary sewer and municipal water. All developing lots located within the rural preserve, rural developing and central rural preserve areas shall be served with individual septic systems and wells.
- (b) *Permitted uses.*
 - (1) Single-family detached dwellings.
 - (2) Agriculture, excluding the raising of livestock, poultry, and fowl within the MUSA boundary unless compliance with chapter 10, Animals, can be maintained.
 - (3) Public parks, municipal fire station.
 - (4) Single-family/townhome units as part of a PUD located within the 2020 MUSA. PUDs shall be designed in accordance with R-2 residential performance standards established in section 117-112
 - (5) State-licensed group homes in accordance with state statutes.
 - (6) Licensed home daycares in accordance with state statute.
 - (7) Noncommercial horse boarding.
 - (8) Home occupations as permitted by section 117-351
 - (9) Accessory uses as permitted by section 117-349
- (c) *Uses permitted by conditional use permit.*
 - (1) Religious institutions.
 - (2) Commercial horse boarding.
 - (3) Private dog kennels.
 - (4) Commercial dog kennels.
 - (5) Oversizing of accessory structure size.
 - (6) Two-story accessory buildings.
 - (7) Cemeteries.
 - (8) Essential services.
 - (9) Cell towers in Tower Overlay District.
 - (10) Commercial garden nurseries or greenhouses with buildings.
 - (11) Micro-scale WECS.

(d) *R-1 bulk standards.*

	MUSA	Rural Developing	Central Rural Reserve Area	Rural Preserve
Lot size	10,800 square feet	2.5 acres	10 acres	10 acres
Density	3 units per acre/4 units per acre with PUD (net)	1 unit per 2.5 acres (gross)	4 units per 40 acres (gross)	4 units per 40 acres (gross)
Lot width	80 feet/corner lot 90 feet	200 feet	200 feet	200 feet
Front yard setback	30 feet	40 feet	40 feet	40 feet
Side yard setback uninhabitable	6 feet	10 feet	10 feet	10 feet
Side yard setback habitable	10 feet	10 feet	10 feet	10 feet
Side yard setback for corner lots	30 feet	40 feet	40 feet	40 feet
Rear yard setback	30 feet	40 feet	40 feet	40 feet
Rear yard setback when adjoining a parcel zoned Park ³	20 feet	NA	NA	NA
Major/minor arterial setback measured from the centerline of the road right-of-way	60 feet from right-of-way centerline plus the local applicable setback	60 feet from right-of-way centerline plus the local applicable setback	60 feet from right-of-way centerline plus the local applicable setback	60 feet from right-of-way centerline plus the local applicable setback

Service road setback	35 feet	35 feet	35 feet	35 feet
Maximum building height (measured from mean ground level to mean ground gable)	35 feet	35 feet	35 feet	35 feet
Minimum floor areas: (main floor)				
Rambler with garage	912 square feet (main floor)	912 square feet (main floor)	912 square feet (main floor)	912 square feet (main floor)
Split level with garage	720 square feet (total of main living areas)	720 square feet (total of main living areas)	720 square feet (total of main living areas)	720 square feet (total of main living areas)
Two story with garage	720 square feet (main floor)	720 square feet (main floor)	720 square feet (main floor)	720 square feet (main floor)
Townhouse with garage	PUD Required	NA	NA	NA
	1 bedroom—700 square feet			
	2 bedrooms—800 square feet			
	3 bedrooms—960 square feet			
	Each additional bedroom 125 square feet			
Duplex dwelling	NA	NA	NA	NA

Twinhome dwelling	NA	NA	NA	NA
Multifamily dwelling	NA	NA	NA	NA
Maximum building lot coverage	35%	35%	35%	35%
Maximum driveway width at street ²	30 feet; 24 feet on culs-de sac	30 feet; 24 feet on culs-de sac	30 feet; 24 feet on culs-de sac	30 feet; 24 feet on culs-de sac
Maximum number of driveways ²	1 per street frontage	2	2	2
Side yard setback for driveways ²	Bituminous or Concrete	Bituminous, Concrete, or Class V	Bituminous, Concrete, or Class V	Bituminous, Concrete, or Class V
Accessory structure setbacks:				
Front ¹	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater
Rear	5 feet	5 feet	5 feet	5 feet
Side	6 feet	10 feet	10 feet	10 feet
Side Corner	30 feet	40 feet	40 feet	40 feet

¹ Refer to section 117-349 for additional front yard setback provisions for lots two acres and greater in size.

² A zoning permit is required to install any driveway that is not associated with work requiring a building permit.

³ To be eligible for the reduced rear yard setback, the entire rear property line must adjoin the parcel zoned as park.

For lots located within the MUSA where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

- (e) *Development eligibility within the rural developing, central rural preserve and rural preserve areas.* When a parcel's acreage is not evenly divisible by ten allowing for a pro rata density of four units per 40 acres, an additional lot may be developed only if the size of the fractional parcel is at least 75 percent of that required for a single or an additional lot. Eligible units per lot are as follows:

Lot Size	Eligible Units
7.5 to 17.49 acres	1
17.5 to 27.49 acres	2
27.5 to 37.49 acres	3
37.5 to 40.0 acres	4

- (f) *Resubdivision plans.* All new development proposals in the rural developing area must prepare a resubdivision plan in accordance with article III of this chapter. This plan shall demonstrate how the subject property might be re-subdivided in the future, when and if urban services are brought to the property. The resubdivision plan should be used to help guide the design of the plat itself. The plan must include the following information:

- (1) Potential future lots, including the location of house pads.
- (2) Potential future streets, particularly future connections to existing streets on adjacent parcels.
- (3) Potential greenway or open space areas.
- (4) Other information as required by the city council.

- (g) *General R-1 residential performance standards.*

- (1) *Fences.*

- a. *Height.* Fencing or walls (except retaining walls) located in the required front yard setback shall not exceed four feet in height except for "ornamental fences" as defined in section 117-1. Fencing or walls located in the side or rear yard shall not exceed eight (8) feet in height. ~~A building permit is required for any fence that is greater than six feet in height.~~ A zoning permit is required for all fences that are ~~six feet or less in height~~ not addressed by the Minnesota State Building Code.

- b. *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial material reasonably suited for its intended purpose. Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.
 - 1. No boards, planks, or panels shall be larger than 12 inches in width.
 - 2. Link fences shall be constructed such that no barbed ends shall be at the top.
 - (i) Agricultural uses.
 - A. Fences may be constructed of barbless wire or have the capability to carry an electric charge to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualify under this provision.
 - B. Electric fences must be set back a minimum of three feet from property lines and must be posted as being electric.
 - C. A sketch drawing shall be submitted to the city showing the proposed location of an electric fence.
 - 3. Fence framing must face inward on the fence owner's lot.
 - c. *Location.* Fencing must be located 100 percent on the fence owner's lot and it is the responsibility of the fence owner to accurately locate property boundaries.
 - 1. For corner lots, no fence shall be located within the vision clearance triangle as described in section 117-348
 - 2. The zoning administrator may require the owner of the property upon which a fence will be constructed to establish the boundary lines of the property by a survey thereof to be made by any registered land surveyor.
- (2) *Garbage receptacle storage.* Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.
- (3) *Lot landscaping.*
- a. *Number of plantings.* The minimum number of overstory trees on any given lot shall be as required below:

Required planting types	Required number of plantings
Overstory deciduous/coniferous trees	2 trees per dwelling unit

- b. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height

c. *Planting types.* Acceptable plantings shall be determined by the city planting schedule. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous.

- (4) *Lighting.* Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from adjacent residential districts or public streets. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property where the light source is located.
- (5) *Exterior building materials.* The type of building materials used on exterior walls on all structures in the R-1 Residential District shall be face brick, natural stone, stucco, aluminum, steel, or vinyl siding, wood, masonite products or other compatible residential materials that may be approved by the city.

(Code 1978, § 9.20.11; Ord. No. 73-9, 6-1-1973; Ord. No. 79-5, 7-1-1979; Ord. No. 79-15, 2-24-1980; Ord. No. 86-2, 8-25-1986; Ord. No. 89-33, 1-29-1990; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 99-19, 1-17-2000; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-10, 5-17-2004; Ord. No. 04-43, 12-27-2004; Ord. No. 05-03, 4-4-2005; Ord. No. 05-12, 7-25-2005; Ord. No. 05-24, 11-7-2005; Ord. No. 07-05, § 2, 2-13-2007; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 11-01, § 1, 2-8-2011)

State law reference— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7.