

## **1001.12 “R-1” SINGLE FAMILY RESIDENCE DISTRICT**

**Subd 1. Purpose.** The purpose of the R-1, Single Family Residence District is for low density single family dwelling development as an extension of existing residential areas and to allow low density development at about two or three dwelling units per acre within the areas indicated as low density residential in the comprehensive plan. A full range of public services and facilities must be made available to these developments.

**Subd. 2. Permitted Use.** Subject to applicable provisions of this Chapter, the following are permitted uses in an R-1 District:

- <sup>33</sup>A. Day care serving fourteen (14) or fewer persons in a single-family detached dwelling.
- B. Essential services.
- C. Golf courses (except club houses, miniature courses and driving tees operated for commercial purposes).
- D. Public parks, playgrounds, recreational uses, wildlife areas, and game refuges.
- <sup>33</sup>E. Residential care facilities serving six (6) or fewer persons in a single-family detached dwelling.
- F. Single family detached dwellings.

<sup>23</sup>**Subd. 3. Interim Uses.** Subject to applicable provisions of this Chapter, the following are interim uses in the R-1 District and are governed by Section 1001.03, Subd. 6 of this Chapter.

- A. Keeping of horses as regulated by Section 502 of this Ordinance.
- B. Dog kennels provided that:
  - 1. No person shall maintain or operate any kennel or shelter without a license as regulated by the City Code.
  - 2. A minimum lot size of one (1) acre is required to be licensed for operation of a kennel or shelter.
  - 3. Every kennel or shelter shall be enclosed or fenced in such manner as to prevent the running at large or escape of animals confined therein.

4. Both dog kennels and cat shelters shall be open for inspection by the City authorities at any time.
5. It shall be unlawful for any person to own or keep three (3) or more dogs and/or cats over six (6) months of age on his/her premises in the City without obtaining a kennel license pursuant to this Section and the City Code.

C. Home occupations provided that the following general provisions are met:

1. No home occupation shall produce light, glare, noise, fumes, odor, or vibration that will in any way have an objectionable effect upon adjacent or nearby property.
2. No equipment shall be used in the home occupation which will create electrical interference to surrounding properties. No equipment shall be use which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in the voltage off the premises.
3. Any home occupation shall be clearly incidental and secondary to the residential use of the premises, not more than ten (10) percent of the floor area of the dwelling unit shall be permanently set aside to be used in the conduct of the home occupation. It shall not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.
4. No home occupation shall require internal or external alterations or involve construction features not customarily found in dwellings except where required to comply with local and state fire and police recommendations.
5. There shall be no exterior storage of equipment or materials used in the home occupation, except personal vehicles used in the home occupation which comply with applicable provisions of this Chapter may be parked on the site.
6. The home occupation shall meet all applicable fire and building codes.
7. There shall be no exterior display or exterior signs or interior display or interior signs which are visible from outside the dwelling with the exception of directional and identification/business signs to the extent authorized by the provisions of Section 1001.08 of this Chapter.
8. All home occupations shall comply with the provisions of the City Code.

9. No home occupations shall be conducted between the hours of 10:00 PM and 7:00 AM unless approved by the City Council and said occupation is contained entirely within the principal building and will not require any on-street parking facilities.
10. Home occupations shall not create a parking demand in excess of that which can be accommodated in an existing driveway, where no vehicle is parked closer than fifteen (15) feet from the curb line or edge of paved surface.
11. No person other than those who customarily reside on the premises shall be employed as part of the home occupation.
12. All permitted home occupations shall be conducted entirely within the principal building and may not be conducted in an accessory building.
13. Permitted home occupations include and are limited to: art studio, dressmaking, secretarial services, family day care, foster care, offices, teaching with musical, dancing and other instructions which consist of no more than one pupil at a time, and similar uses.
14. The home occupation shall not involve any of the following: repair service or manufacturing which requires equipment other than found in a home; teaching which customarily consists of more than one (1) pupil at a time; over-the-counter sale of merchandise produced off the premises.

D. Farms, farmsteads and farming.

**Subd. 4. Accessory Uses.** Subject to applicable provisions of this Chapter, the following are permitted accessory uses in the R-1 District:

- A. Private garages and off-street parking.
- B. Fences as herein regulated.
- C. Living quarters within the principal structure of persons employed on the premises.
- D. Keeping of not more than 2 boarders or roomers by a resident family.
- E. Signs as herein regulated.
- <sup>33</sup>F. Day care center and nursery school when operated in churches or public or private schools.

<sup>23</sup>**Subd. 5. Conditional Uses.** Subject to applicable provisions of this Chapter, the following are conditional uses in an R-1 District. (Requires a conditional use permit based upon procedures set forth in and regulated by Section 1001.03, Subd. 5 of this Chapter.)

- A. Accessory temporary apartments provided that:
  - 1. All provision within Section 1001.09 Subd. 17 are considered and determined to be satisfied.
  - 2. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.
  
- B. Municipal, administrative or service buildings or uses including public and semi-public institutions, libraries, museums, post offices, etc., except industrial type uses provided that:
  - 1. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Section 1001.09 of this Chapter.
  - 2. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.
  
- C. Private recreation including golf club house, country club, swimming or tennis club provided that:
  - 1. The principal use, function or activity is open, outdoor in character.
  - 2. Not more than five (5) percent of the land area of the site shall be covered by buildings or structures.
  - 3. When abutting a residential use or a residential use district, the property is screened and landscaped for the protection of the abutting use, according to the provisions of Section 1001.09 of this Chapter.
  - 4. The land area of the property containing such use or activity meets the minimum established for the district.
  - 5. The use will not negatively impact the natural setting intended for this district or neighboring residential uses.
  - 6. The traffic generated by the use can be adequately accommodated (volume and weight) upon City streets serving the use.

7. An adequate septic system and well can be established on the site.

D. (Reserved)

(Amended by Ordinance 01-04, passed June 26, 2001.)

E. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:

1. Side yards shall be double that required for the district.
2. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 1001.09 of this Chapter.
3. Adequate off-street parking and access is provided on the site in compliance with section 1001.05 of this Chapter and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with Section 1001.09 of this Chapter.
4. Adequate off-street loading and service entrances are provided and regulated where applicable by Section 1001.05 of this Chapter.
5. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.

**Subd. 6. Lot Area and Setback Requirements.** The following minimum requirements shall be observed in an “R-1” District, subject to additional requirements, exceptions and modifications set forth in this Chapter.

A. Lot Area Requirements.

1. Lot Area.
  - a. Single Family: Not less than 14,500 square feet.
  - b. Other Uses: Not less than three (3) acres.
2. Lot Width:
  - <sup>24</sup> a. Single Family: Not less than ninety (90) feet for interior lots and not less than one hundred ten (110) feet for corner lots.
  - b. Other Uses: Not less than two hundred (200) feet.

3. Lot depth:
  - a. Single Family: Not less than one hundred twenty (120) feet.
  - b. Other Uses: Not less than two hundred (200) feet.

B. Principal Structure Setback Requirements:

1. Front Yard:
  - a. Dwellings abutting an Arterial Street: Not less than fifty (50) feet.
  - <sup>24</sup> b. One or Two Family: Not less than thirty (30) feet for the principal building, except that the door of an attached garage facing a public right-of-way shall be set back not less than thirty-five (35) feet.
  - c. Other Uses: Not less than fifty (50) feet.
2. Side Yard:
  - a. One or Two Family: Not less than fifteen (15) feet.
  - b. Other Uses abutting residences: Not less than fifty (50) feet.
  - c. Other Uses: Not less than thirty (30) feet.
  - d. Detached accessory uses: Not less than eight (8) feet.
  - e. Attached accessory uses: Not less than ten (10) feet.
3. Rear Yard:
  - a. One or Two Family: Not less than twenty-five (25) feet.
  - b. Other Uses abutting residences: Not less than fifty (50) feet.
  - c. Other Uses: Not less than forty (40) feet.
  - d. Detached accessory uses: Not less than eight (8) feet.
  - e. Abutting an Arterial Street: Not less than fifty (50) feet.

**Subd. 7. Lot Coverage and Height.** The following lot coverage and height requirements shall be observed in an R-1 District.

- <sup>31</sup> A. Maximum impervious surface coverage on a lot shall not exceed thirty (30) percent.
- B. All principal structures shall be limited to a maximum height of thirty-five (35) feet.
- C. All accessory structures shall be limited to a maximum height of fifteen (15) feet.