

**§ 151.064 (R-B) RESIDENTIAL-BUSINESS TRANSITIONAL DISTRICT.**

(A) *Intent.* The purpose of the R-B District is to provide for the transition in land use from residential to low intensity business allowing for the intermixing for these uses.

(B) *Permitted uses.*

- (1) Single-family detached dwellings;
- (2) Two-family dwelling units (duplex);
- (3) Townhomes, with municipal services only;
- (4) State licensed residential facility registered under M.S. Chapter 144D serving 6 or fewer persons;
- (5) Licensed daycare serving 12 or fewer persons;
- (6) Group family daycare facilities licensed under Minn. Rules, Parts 9502.0315 to 9502.0445, as it may be amended from time to time, to serve 14 or fewer children;
- (7) Public parks and playgrounds;
- (8) Multi-family dwellings containing 12 or less units;
- (9) Townhouses containing 8 units or less;
- (10) Boarding houses limited to not more than 10 persons;
- (11) Public libraries and museums;
- (12) Public office buildings (such as city hall, courthouse, state of Minnesota, and the like.)
- (13) Professional service offices; and
- (14) Accessory uses to the above permitted uses; (See § 151.115).

(C) *Conditional uses.* The following are conditional uses in the R-B District, requiring a conditional use permit based upon the procedures, findings, factors and conditions set forth in and regulated by § 151.243:

- (1) Bed and breakfast facilities;
- (2) Public or semi-public recreational buildings and educational institutions limited to

elementary, middle and senior high schools; and religious institutions such as churches, chapels, temples and synagogues;

(3) Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community;

(4) Town homes containing more than 8 units;

(5) Small resort containing 12 or less units;

(6) Licensed daycare facility serving over 12 persons;

(7) Group family daycare licensed under Minn. Rules, Parts 9502.0315 to 9502.0445, as it may be amended from time to time, to serve over 14 children;

(8) Mobile and manufactured home parks in accordance with § 151.158, manufactured home park standards;

(9) State licensed residential facility serving 7 to 16 persons;

(10) Communication transmission and reception systems including but not limited to free-standing satellite dishes, towers and/or antennae, provided that any ground cased device is located in the rear yard; if located on corner lots no closer than 5 feet from all adjoining lot lines, and its location is reviewed by local utility companies. The City Council may require appropriate conditions as necessary to maintain the character of the surrounding area;

(11) Home occupations consistent with § 151.146;

(12) Residential Planned Unit Developments in the Shoreland Overlay District;

(13) Hospitals, nursing homes, medical offices and clinics, (exclusive of public or private institutions for confinement of civil and criminal commitments);

(14) Fire stations;

(15) Essential service utility structures and facilities;

(16) Public golf courses;

(17) Public mental health clinic;

(18) Seasonal retail establishments located in existing homes as regulated by § 151.160;

(19) Parking facilities for adjacent commercial or multiple dwelling establishments;

(20) Buildings combining residential and non-residential uses;

(21) Other residential, institutional, or government service uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and the general public health, safety, and welfare; and

(22) Accessory uses to the above principal uses. See § 151.115.

<i>Yard Requirements for R-B District - Sewered Parcels</i>							
	<i>1-Family</i>	<i>Accessory Building</i>	<i>Twinhome</i>	<i>Duplex</i>	<i>Townhouses</i>	<i>Other Buildings</i>	<i>Multi-family</i>
Lot area minimum square feet	10,500		5,500	10,500	11,000 first 2 units; 3,500 for each add'l. unit	10,500	10,500 plus 1,500/unit
Lot width minimum feet	100 feet		50 feet	100 feet	50 feet (end lots) 25 feet (interior lots)	100 feet	100 feet

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Maximum lot coverage	30%		35%	35%	40%	40%	40%
Front yard minimum	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Side yard minimum	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet
Street side yard minimum	20 feet	20 feet	20 feet	15 feet	15 feet	20 feet	15 feet
Rear yard minimum/alley	30 feet/20 feet	5 feet/20 feet	30 feet/20 feet	30 feet/20 feet	30 feet/20 feet	30 feet/20 feet	30 feet/20 feet
Maximum height	30 feet	17 feet	30 feet	30 feet	35 feet	45 feet	45 feet