

**§ 151.061 (R-1A) SINGLE-FAMILY RESIDENTIAL IN ANNEXATION AREA DISTRICT.**

(A) *Statement of intent.* The purpose of the R-1A Single-Family Residential in Annexation Area District is to provide low density single-family detached residential dwelling units and directly related complementary uses primarily in previously platted area within the Henrietta Township Orderly Annexation Area.

(B) *Permitted uses.*

- (1) Single-family detached dwellings;
- (2) State licensed residential facility registered under M.S. Chapter 144D serving 6 or fewer persons;
- (3) Licensed daycare facilities serving 12 or fewer persons;
- (4) Group family daycare facility 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;
- (5) Public parks and playgrounds; and
- (6) Accessory uses to permitted principal uses. See § 151.115.

(C) *Conditional uses.* The following are conditional uses in the R-1A District: (A conditional use permit is required based upon the procedures, factors, findings and conditions set forth in and regulated by § 151.243 of this chapter.)

- (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) Boarding or renting rooms to not more than 1 person;
- (5) 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;

(6) Home occupations consistent with § 151.146;

(7) Hospitals and clinics: exclusive of public or private institutions for confinement of civil and criminal commitments;

(8) Fire stations;

(9) Essential service utility structures and facilities;

(10) Public golf courses;

(11) Residential planned unit developments in the Shoreland Overlay District; and

(12) Accessory uses to the above principal uses.

<i>Yard Requirements for R-1A District - Sewered Parcels</i>			
	<i>1-Family</i>	<i>Accessory Buildings</i>	<i>Other Buildings</i>
Lot area minimum square feet	10,500		10,500
Lot width minimum feet	100 feet		100 feet
Maximum lot coverage	30%	30%	35%

<i>Yard Requirements for R-1A District - Sewered Parcels</i>			
	<i>1-Family</i>	<i>Accessory Buildings</i>	<i>Other Buildings</i>
Front yard minimum	35 feet	35 feet	35 feet
Side yard minimum	10 feet	10 feet	10 feet
Street side yard minimum	17.5 feet	17.5 feet	17.5 feet
Rear yard min./alley	30/20 feet	10/20	30/20 feet
Maximum height	30 feet	17 feet	30 feet

<i>Yard Requirements for R-1A District - Unsewered Parcels</i>			
	<i>1-Family</i>	<i>Accessory buildings</i>	<i>Other buildings</i>
Lot area minimum square feet	2.5 acres		52. acres

Lot width minimum feet	200 feet		200 feet
Maximum lot coverage	5%	5%	5%
Front yard minimum	35 feet	35 feet	35 feet
Side yard minimum	10 feet	10 feet	10 feet
Street side yard minimum	17.5 feet	17.5 feet	17.5 feet
Rear yard min./alley	30/20 feet	10/20	30/20 feet
Maximum height	30 feet	17 feet	30 feet