

§ 151.062 (R-2) SINGLE, 2-FAMILY AND TOWNHOUSE DISTRICT.

(A) *Statement of intent.* This district is intended to provide low to moderate density single and 2-family dwellings, twinhomes and townhouses and directly related complimentary uses.

(B) *Permitted uses.*

- (1) Single-family detached dwellings;
- (2) Twinhomes, with municipal services only;
- (3) Two-family dwelling units (duplex);
- (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; and
- (8) Accessory uses to permitted principal uses. See § 151.115.

(C) *Conditional uses.* The following are conditional uses in the R-2 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 4 units or less;
- (5) Mobile and manufactured home parks in accordance with § 151.158;
- (6) State licensed residential facility serving 7 to 16 persons;
- (7) Licensed daycare facility serving 13 to 16 persons;

(8) Nursing homes, hospitals and clinics: exclusive of public or private institutions for confinement of civil and criminal commitments;

(9) Fire stations;

(10) Essential service utility structures and facilities;

(11) Public golf courses;

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

(13) Communication transmission and reception systems including but not limited to free-standing satellite dishes, towers and/or antennas, 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;

(14) Home occupations consistent with § 151.146;

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

(16) 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

(17) Accessory uses to the above principal uses (see § 151.115).

<i>Yard Requirements for R-2 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>
Lot area minimum square feet	9,000		5,500	10,500	11,000 first 2 units; 3,500 for each add'l. unit	10,500
Lot width minimum feet	80 feet		50 feet	100 feet	50 feet (end lots) 25 feet (interior lots)	100 feet
Maximum lot coverage	30%		35%	35%	40%	35%

Front yard minimum	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
Street side yard minimum	15 feet	15 feet	15 feet	15 feet	15 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
Maximum height	30 feet	17 feet	30 feet	30 feet	35 feet	30 feet

<i>Yard Requirements for R-2 District - Unsewered Parcels</i>				
	<i>1-Family</i>	<i>Accessory Building</i>	<i>Duplex</i>	<i>Other Buildings</i>
Lot area minimum square feet	10 acres		10 acres	10 acres
Lot width minimum feet	600 feet		600 feet	600 feet
Maximum lot coverage	5%		5%	5%
Front yard minimum	30 feet	30 feet	30 feet	30 feet
Side yard minimum	5 feet	5 feet	5 feet	10 feet
Street side yard minimum	15 feet	15 feet	15 feet	15 feet
Rear yard minimum/alley	30 feet/20 feet	5 feet/20 feet	30 feet/20 feet	30 feet/20 feet
Maximum height	30 feet	17 feet	30 feet	30 feet