

§ 151.063 (R-3) MEDIUM DENSITY RESIDENTIAL DISTRICT.

(A) *Statement of intent.* The purpose of the R-3 Medium Density Residential District is to provide for medium density housing in multiple family structures and directly related complementary uses.

(B) *Permitted uses.*

- (1) Single-family detached dwellings;
- (2) Two-family dwelling units (duplex);
- (3) Twinhomes, 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) Multi-family dwellings containing 12 or less units;
- (8) Townhouses containing 8 units or less;
- (9) Boarding houses limited to not more than 10 persons;
- (10) Public parks and playgrounds; and
- (11) Accessory uses to permitted principal uses; (See § 151.115).

(C) *Conditional uses.* The following are conditional uses in the R-3 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) Townhouses containing more than 8 units;
- (5) Mobile and manufactured home parks in accordance with § 151.158, manufactured home park standards.
- (6) State licensed residential facility serving 7 to 16 persons;
- (7) Nursing homes, 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) 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;
- (12) Home occupations consistent with § 151.146;
- (13) Residential Planned Unit Developments in the Shoreland Overlay District;
- (14) Small resort containing 12 or less units;
- (15) Licensed daycare facility serving over 12 persons;
- (16) 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;
- (17) Professional services located in existing homes consistent with § 151.160;
- (18) Multiple-family greater than 12 units;
- (19) 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
- (20) Accessory uses to the above principal uses. See § 151.115.

Rear yard minimum/alley	30 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	35 feet	45 feet	35 feet