

**10-4-5: SINGLE AND TWO-FAMILY RESIDENTIAL (R-1) DISTRICT:**

A. Purpose: The Single and Two-Family Residential (R-1) District is established to encourage the preservation of residential neighborhoods characterized primarily by single and two-family dwellings of lower density and to preserve undeveloped lands for similar types of residential development.

B. Permitted Uses: The following are permitted uses in the Single and Two-Family Residential (R-1) District:

1. Residential Uses:

- a. Single-family detached dwellings;
- b. Two-family dwellings; and
- c. Twin homes.

2. Non-Residential Uses:

- a. Essential services and related structures.

3. Public, Institutional, and Civic Uses:

- a. Libraries;
- b. Open spaces, athletic fields, parks, playgrounds, and public gardens; and
- c. Public swimming pools.

C. Accessory Uses: The following are permitted accessory structures and uses in the Single and Two-Family Residential (R-1) District; accessory structures and uses are further regulated in chapter 10-5 of this title:

1. Accessory Uses:

- a. Private garages, parking spaces, and carports;
- b. Home occupations;
- c. Non-commercial gardens, greenhouses, and conservatories;
- d. Private kennels;
- e. Private recreational facilities, such as swimming pools;
- f. Storage of recreational vehicles and related equipment, as further regulated by the City Code; and
- g. Tool sheds, structures, and similar buildings for storage of domestic supplies and non-commercial recreational equipment.

D. Conditional Uses: The following are conditional uses in the Single and Two-Family Residential (R-1) District:

1. Conditional Uses:

- a. Bed and breakfast establishments;
- b. Campgrounds;
- c. Cemeteries;
- d. Churches and places of worship;
- e. Day care facilities (principal use), when not operated as a home occupation;
- f. Government buildings;
- g. Manufactured home parks, as regulated by this title;
- h. Planned Unit Developments, as regulated by this title;
- i. Primary and secondary schools;
- j. Public assembly structures and facilities; and
- k. Other uses, as specified in chapter 10-5 of this title.

E. Interim Uses: The following are interim uses in the Single and Two-Family Residential (R-1) District:

1. Interim Uses:

- a. Use of transportable shipping and storage containers;
- b. Subordinate classroom structures; and
- c. Other temporary uses determined by the Planning Commission 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 health, safety, and general welfare of the public.

F. Lot And Setback Requirements: The following minimum requirements shall be observed in the Single and Two-Family Residential (R-1) District, subject to the additional requirements, exceptions, and modifications set forth in this title. All lot and

setback requirements shall be measured as defined in this title. The property owner shall be solely responsible for locating the property lines of the lot.

1. Lot Requirements:

a. Lot Area:

- (1) Single-Family Detached Dwellings: Five thousand (5,000) square feet.
- (2) Two-Family Dwellings: Seven thousand (7,000) square feet.
- (3) Twin Homes: Three thousand five hundred (3,500) square feet per dwelling unit.
- (4) Other Principal Structures: Five thousand (5,000) square feet.

b. Lot Width:

- (1) Single-Family Detached Dwellings: Fifty feet (50').
- (2) Two-Family Dwellings: Seventy feet (70').
- (3) Twin Homes: Thirty-five feet (35') per dwelling unit.
- (4) Other Principal Structures: Fifty feet (50').

c. Lot Depth: One hundred feet (100').

2. Setback Requirements:

a. Front Yard:

- (1) Principal Structures: Twenty feet (20').

b. Side Yard:

(1) Principal Structures: Eight feet (8'), except on corner lots, which shall not be less than twelve feet (12') on the side abutting the street.

(2) Accessory Structures: Five feet (5') minimum, unless a garage entrance faces into a street, in which case the setback will be eighteen feet (18') to accommodate a vehicle from encroaching into public right-of-way.

c. Rear Yard:

- (1) Principal Structures: Twenty-five feet (25').

(2) Accessory Structures: Five feet (5') minimum, unless a garage entrance faces into a street, in which case the setback will be eighteen feet (18') to accommodate a vehicle from encroaching into public right-of-way.

G. Maximum Building Height:

1. Building Height:

- a. Principal Structures: Thirty-five feet (35').

b. Accessory Structures: One (1) story, not exceeding twelve feet (12') in sidewall height, as measured from the bottom of the sill plate to the top of the sill plate, and a maximum total height of twenty feet (20').

H. Maximum Lot Coverage: The total sum of all impervious surfaces shall not exceed thirty percent (30%) of the lot area.

I. Minimum Structural Requirements: The following shall be the minimum structural requirements for all dwellings in the Single and Two-Family Residential (R-1) District:

1. Minimum Width, Length, and Area: The minimum width shall be twenty-four feet (24') over at least seventy-five percent (75%) of the length. The minimum length shall be thirty feet (30'). The minimum total square footage shall be seven hundred (700) square feet. The foregoing dimensions shall not take into account overhangs or other projections.

2. Foundations: Except for manufactured homes with an approved anchoring system as described in subpart 3, all dwellings shall be placed on a permanent perimeter foundation of concrete, masonry, or treated wood construction, and shall include frost footings in compliance with the Minnesota State Building Code.

3. Manufactured Homes: Manufactured homes, as defined in this title, may be located in the Single and Two-Family Residential (R-1) District provided that they comply with all other provisions of this section, as amended, and provided further, that they are constructed in accordance with Minnesota Statutes, sections 327.31 to 327.35, as they may be amended from time to time. All manufactured homes located within the City must be secured by an approved anchoring system, as defined by the manufactured home building code (Minnesota Rules chapter 1350). Mobile homes, as defined in this title, shall be prohibited within the City. Existing mobile homes may remain as a nonconforming use.

J. Minimum Exterior Requirements: The exterior wall surfaces of all structures in the Single and Two-Family Residential (R-1) District, excluding accessory structures of two hundred (200) square feet or less, shall be of the following materials or combination of materials: wood, log, brick, stone, stucco, glass, maintenance free vinyl or steel, concrete panels, decorative block, or other material, as approved by the Planning Commission. The use of the following exterior wall materials are prohibited for all structures in the Single and Two-Family Residential (R-1) District: plain concrete block (whether painted or unpainted), canvas, and plastic or vinyl sheeting. (Ord. 156, 6-13-2020; amd. Ord. 164, 12-19-2022)