

CHAPTER 19
R-2, MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

Section:

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19.01: PURPOSE: The R-2, Medium to High Density Residential District, is established to provide for an environment of predominantly medium (three to eight units) to high density (over eight units) apartments and congregate living arrangements, along with directly related, complementary uses.

19.02: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-2 District:

- A. Multiple Family Dwellings (Apartment): three (3) to eight (8) units.
- B. Residential condominiums or cooperative housing (processed as a PUD).
- C. State licensed residential facility serving from seven (7) through sixteen (16) persons.
- D. Group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve thirteen (13) to sixteen (16) children.
- E. Public parks and playgrounds.
- F. Essential services.

19.03: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in the R-2 District and are governed by Chapter 7 of this Ordinance:

- A. Multiple Family Dwellings (Apartment): over eight (8) units.
- B. Congregate Care Housing.
- C. Church/worship facility, cemetery, crematory, mausoleum, government, public utilities and public service uses, hospitals, sanitariums, homes for the aged, institutions of an educational, philanthropic or charitable nature and related facilities when required for the public health, safety or welfare, provided that: Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that side yards shall be doubled those required for the district.

19.04: ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-2 District:

- A. Accessory uses incidental and customary to uses allowed as permitted, conditional and interim uses within this Chapter.
- B. Home occupations as regulated by Chapter 28 (Home Occupations) of this Ordinance.
- C. Fences as regulated by Chapter 31 this Ordinance.
- D. Personal or accessory antenna as provided under Chapter 31 of this Ordinance.
- E. Off-street parking.
- F. Except as otherwise limited, private recreational facilities, accessory to an existing principal permitted use on the same lot and which is operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- G. Recreational vehicles and equipment as regulated by Chapter 31 of this Ordinance.
- H. Signs as regulated by Chapter 30 of this Ordinance.
- I. Gardening and other horticultural uses where no sale of products is conducted on the premises.
- J. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.

19.05: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the R-2 District and are governed by Chapter 8 (Interim Ordinances) of this Ordinance:

- A. None.

19.06: LOT AREA AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in the R-2 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area:
 - 1. Triplexes and Quadraplexes:
 - a. Minimum Lot Area Per Dwelling Unit: Five thousand (5,000) square feet.
 - b. Minimum Total Lot Area: Twenty thousand (20,000) square feet.
 - 2. For the basis of computing the number of permitted units within a multiple residence, the following shall apply:
 - a. 2,000 square feet for each efficiency unit; and/or
 - b. 3,000 square feet of lot area for each one (1) bedroom unit; and/or
 - c. 3,500 square feet of lot area for each two (2) bedroom unit; and/or
 - d. 4,000 square feet of lot area for each three (3) bedroom unit; and/or

- e. For each additional bedroom (over 3) per unit, an additional 500 square feet of lot area;
- B. Principal Structure Setbacks:
 - 1. Triplexes and Quadraplexes:
 - a. Front Yard: Thirty (30) feet.
 - b. Where a lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.
 - c. Side Yard: Ten (10) feet.
 - d. Rear Yard: Twenty (20) feet.
 - 2. Multiple family units:
 - a. Front yard setback of not less than thirty (30) feet is required.
 - b. Interior side yards (not adjacent to street right-of-ways) require a minimum of twenty (20) feet plus one (foot) of side yard setback for each one (1) foot of building height over twenty (20) feet.
 - c. A rear yard with a depth of not less than thirty (30) feet is required.
 - d. Corner lots, (side yards adjacent to street right-of-ways) require a minimum of thirty (30) feet.
 - 3. Condominium and cooperative units.
 - a. Front yard setback of not less than thirty (30) feet is required.
 - b. Interior side yards (not adjacent to street right-of-ways) require a minimum of twenty (20) feet plus one (foot) of side yard setback for each one (1) foot of building height over twenty (20) feet.
 - c. A rear yard with a depth of not less than thirty (30) feet is required.
 - d. Corner lots, (side yards adjacent to street right-of-ways) require a minimum of thirty (30) feet.
- D. Accessory Structures Setbacks as regulated by Chapter 31, (General Requirements) of this Ordinance.

19.07 LOT COVERAGE AND HEIGHT: The following requirements shall be observed in the R-2 District:

- A. The total ground area of all residential buildings shall not exceed a lot coverage of forty-five (45) percent.
- B. Triplex and quadraplex: Maximum building height is 35 feet or the average height of the adjacent structures, whichever is less.

- C. Multiple family dwelling: Maximum building height is four stories or forty-five (45) feet.

19.08: MULTIPLE FAMILY APPEARANCE:

- A. All multiple family dwelling buildings shall be designed and constructed to have the equivalent of a front appearance on each exterior surface. All accessory or ancillary buildings, including garages, shall be designed and constructed with the same facing materials as the principal building. Such material shall be used in the same or better proportions as used on said principal building.
- B. Any detracting aspects (i.e. parking or exterior storage) of the multiple family dwelling development shall be integrated into the site design so as to minimize the impact on adjacent residential areas. Mitigation of these aspects shall include landscaping and fencing treatments.