

ARTICLE D. R-4 HIGH DENSITY RESIDENTIAL DISTRICT

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11-25D-1: PURPOSE:

The purpose of the R-4 High Density Residential District is to create, preserve and enhance areas for multi-family use at higher densities for both permanent and transient families. The district shall be applied in areas served by public utilities, with good accessibility to thoroughfares, public community centers, libraries, shopping, and where such development is consistent with the Comprehensive Plan and planning policies. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011)

11-25D-2: PERMITTED USES:

Subject to applicable provisions of this title, the following are permitted uses in the R-4 District:

Apartments containing more than eight (8) attached units.

Parks, play fields, recreational uses and directly related buildings and structures.

Residential programs as regulated by State Statute.

Townhouses and condominiums containing more than eight (8) attached units. (Ord. 181, 12-20-2018)

11-25D-3: PERMITTED ACCESSORY USES:

Subject to applicable provisions of this title, the following are permitted accessory uses in the R-4 District:

Accessory structures as regulated by chapter 6 of this title.

Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.

Daycare facilities (in home) as regulated by State Statute.

Ground source heat pump systems as regulated by chapter 14 of this title.

Keeping of animals subject to title 6, chapter 4 of this Code or as may be amended.

Off street parking as regulated by chapter 9 of this title.

Permitted home occupations as regulated by section 11-5-17 of this title.

Play and recreational facilities accessory to an existing permitted use.

Roof mounted wind energy systems which extend not more than six feet (6') above the highest point of the roof as regulated by chapter 14 of this title.

Secondary or accessory use antennas as regulated by chapter 13 of this title.

Solar energy systems as regulated by chapter 14 of this title. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 85, 12-1-2011)

11-25D-4: CONDITIONAL USES:

Subject to applicable provisions of this title, the following are conditional uses in an R-4 District and require a conditional use permit based upon procedures set forth in and regulated by section 11-3-2 of this title:

Commercial outdoor recreation.

Daycare facilities as regulated by section 11-5-14 of this title.

Essential services involving transmission pipelines and transmission or substation lines in excess of thirty five (35) kilovolts and up to one hundred (100) kilovolts; provided, that the applicable provisions of section 11-4-5 of this title are determined to be satisfied.

Manufactured home parks.

Personal wireless service antennas not located on a public structure, or existing tower; provided, that the applicable provisions of chapter 13 of this title are determined to be satisfied.

Satellite TVROs greater than one meter (1 m) in diameter as regulated by chapter 13 of this title. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 179, 10-25-2018; Ord. 244, 3-10-2022)

11-25D-5: INTERIM USES:

Subject to applicable provisions of this title, the following are interim uses in an R-4 District and require an interim use permit based upon procedures set forth in section 11-3-3 of this title:

Interim home occupations as regulated by section 11-5-17 of this title.

Mining, sand and gravel extraction, and land reclamation and alteration; provided, that the use will be in compliance with the provisions hereof or other applicable provisions of this Code. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011)

11-25D-6: USES BY ADMINISTRATIVE PERMIT:

Subject to applicable provisions of this title, the following uses are allowed by administrative permit in an R-4 District based upon procedures set forth in and regulated by section 11-3-4 of this title:

Essential services, except transmission pipelines and transmission or substation lines in excess of thirty five (35) kilovolts and up to one hundred (100) kilovolts, as regulated by section 11-4-5 of this title.

Model homes as regulated by section 11-5-10 of this title.

Personal wireless service antennas located upon a structure as regulated by chapter 13 of this title. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011)

11-25D-7: COMMON AREAS:

The following minimum requirements shall be observed in the R-4 District governing common areas:

A. Ownership: All common areas within an R-4 development including, but not limited to, open space, wetlands, greenways, drainage ponds, driveways, private drives, parking areas, play areas, etc., shall be owned in one of the following manners:

1. Condominium ownership pursuant to Minnesota Statutes section 515A.1-106, as may be amended from time to time.
2. Townhome subdivision common areas shall be owned by the owners of each unit lot, with each owner of a unit having an equal and undivided interest in the common area.

B. Homeowners' Association: A homeowners' association shall be established for all townhome developments within the R-4 District, subject to review and approval of the City Attorney, and shall be responsible for all exterior building maintenance, approval of any exterior architectural modifications, landscaping, snow clearing and regular maintenance of private driveways and other areas owned in common when there is more than one individual property owner having interest within the development. (Ord. 181, 12-20-2018)

11-25D-8: LOT AREA, WIDTH AND SETBACK REQUIREMENTS:

The following minimum requirements shall be observed in an R-4 District subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area:

1. Minimum base lot area: Fifteen thousand (15,000) square feet.
2. Minimum unit lot area: Sufficient area to include the living area, garages, decks, patios, or porches of the individual dwelling unit.

B. Lot Width:

1. Base lot: One hundred feet (100').
2. Unit lot: Minimum of twenty five feet (25') in width and of sufficient area to include the living area, garages, decks, patios, or porches of the individual dwelling unit. (Ord. 181, 12-20-2018)

C. Setbacks:

1. Front: Thirty feet (30') from public right-of-way. Twenty five feet (25') from back of curb line of private drives. Fifteen feet (15') from private parking areas. (Ord. 196, 8-8-2019)
2. Side: Thirty feet (30'). Thirty feet (30') from side/corner.
3. Rear: Thirty feet (30').
4. Rear yard abutting street: Thirty feet (30').
5. Major collector or arterial street: Fifty feet (50').
6. Wetland: Forty feet (40') from delineated edge.
7. Setback between buildings: For lots with more than one principal structure on a base lot, the setback between buildings shall be a minimum of twenty feet (20'). (Ord. 181, 12-20-2018)

11-25D-9: BUILDING HEIGHT:

Structures shall not exceed thirty five feet (35') in height, except as provided in section 11-5-2 of this title. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011)