

**CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS**

**ORDINANCE 1110 URBAN RESIDENTIAL**

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### ORDINANCE 1110 URBAN RESIDENTIAL

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Section 1110.01: PURPOSE. The major purpose of this district is to allow the continuation of existing residential development and in filling of existing lots in the older residential areas of the city where central sewer and water systems are available.

Section 1110.02: PERMITTED USES. The following uses of land shall be permitted in this district:

1. Single-family residential structures
2. Public recreation including parks and playgrounds
3. Historic sites
4. Churches and chapels, including parish houses
5. Elementary schools
6. City buildings including maintenance police and fire stations
7. Signs
8. Essential services - telephone, telegraph, and power lines and necessary appurtenant equipment and structures.
9. Licensed residential group care facilities with 1,300 feet between it and a similar facility and not to exceed six boarders.
10. Licensed day-care facility serving 12 persons or less.

Section 1110.03: ACCESSORY USES. The following uses shall be permitted as accessory uses and shall not require a conditional use permit or variance:

1. Any incidental structure or buildings necessary to the conduct of permitted use, including private garages, carports, screen houses, storable swimming pools and storage buildings for use of occupants of the principal structures.

Section 1110.04: CONDITIONAL USES. The following uses shall not be permitted without a conditional use permit:

Duplexes  
Junior and Senior High Schools  
Lodging and rooming houses  
Cemeteries  
Home occupations  
Permanent Swimming Pools

Section 1110.05: PERFORMANCE STANDARDS. All uses in this district shall be subject to the following standards:

1. Height Regulations

The maximum height of all buildings shall not exceed 2 1/2 stories or 35 feet.

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### 2. Front Yard Regulations

#### a. Required Setback Distances

<u>Required Right-of-Way</u>	<u>Road Classification</u>
70	State Highway
50	County Road
30	City Street

The exception to these setback requirements is in a block where two or more residences have already been constructed facing the same street, the setbacks for the remaining lots in that block fronting on the same street shall be determined by the average setback of the existing buildings.

### 3. Side and Rear Yard Regulations

Side Yard - 10 feet  
Rear Yard - 10 feet

### 4. Lot Width and Depth Regulations

Lot Width - 75 feet  
Lot Depth - 135 feet

### 5. Lot Area

The minimum lot area shall be 10,125 feet.

### 6. Minimum Floor Area

There shall be at least three livable rooms contained in each dwelling unit. The following minimum floor areas shall be required per floor:

#### a. Single-family dwelling units

One story dwelling	800 square feet
Basement dwellings	1,000 square feet
One and one-half story	860 square feet
Split level dwellings	960 square feet
Two story dwellings	768 square feet
Split entry dwellings	816 square feet

Multi-family units - 850 square feet per dwelling unit.

#### b. Single family detached dwelling units, which shall include manufactured homes meeting the regulations of this subdivision, shall be governed by the following regulations:

- (i) All dwellings shall be anchored by being placed on a permanent concrete or treated wood foundation (solid for the complete circumference of the dwelling) that meets the requirements of the State Uniform Building

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Code.

- (ii) Dwellings shall have a minimum width for the main portion of the structure of not less than twenty-four (24) feet, as measured across the narrowest portion. No dwelling shall have a ground floor space of less than seven hundred and twenty (720) square feet.
  - (iii) The pitch of the roof shall not be less than three (3) feet in rise for each twelve (12) feet of horizontal run. The roof shall be covered with shingles, tiles or colored non-corrosive steel roof panels/corrugated metal or metal shingles. Color approved at time of application.
  - (iv) Dwelling units shall have exterior siding of a conventional exterior dwelling type material. Any metal siding shall have horizontal edges and overlap in sections not wider than twelve (12) inches. Sheet metal siding is not permitted. All units shall have exterior siding from within six (6) inches of the dirt and (2) inches of concrete.
  - (v) Dwelling units shall be served by stairs or ramps for entry and egress at all doors. Stairs or ramps shall be constructed of wood or concrete and shall be permanently attached to the dwelling. Freestanding stairs or stairs made of metal shall not be permitted.
- c. No single family manufactured home shall be located outside of a manufactured home or mobile home park unless it is in compliance with this subdivision and with Sections 327.31 to 327.35 of Minnesota Statutes.
  - d. The City Council may refuse to grant a building permit for the construction or location of any dwelling which significantly diminishes neighboring property values or otherwise impairs the health, safety and welfare of the community, or may require appropriate screening to the extent that such screening sufficiently ameliorates any deficiencies of design or construction.

### 7. General Requirements

Additional requirements for parking, signs, sewage systems and other items as set forth in this Code.