

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

ORDINANCE 1165 MULTI-FAMILY USES

Section 1165.01: USES PERMITTED	1165-1
Section 1165.02: STANDARDS FOR DUPLEXES AND MULTI-FAMILY BUILDINGS.....	1165-1
Section 1165.03: PERFORMANCE STANDARDS.....	1165-2
Section 1165.04: PARKING REQUIREMENTS.....	1165-2
Section 1165.05: LANDSCAPING.....	1165-2
Section 1165.06: SCREENING.....	1165-2
Section 1165.07: APPEARANCE.....	1165-2
Section 1165.08: GENERAL BUILDING OR STRUCTURAL REQUIREMENTS.....	1165-2
Subd. 1. Wall Surfacing	1165-3
Subd. 2. Air Conditioners.....	1165-3
Subd. 3. Open Drying of Clothes	1165-3
Subd. 4. Playground	1165-3
Subd. 5. Blight.....	1165-3
Subd. 6. Relationship	1165-3
Subd. 7. Garbage	1165-3
Subd. 8. Street Access.....	1165-3

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Section 1165.01: USES PERMITTED. Duplexes shall be allowed as a conditional use in the R-1, R-2 and B-1 Districts and multi-family structures as a permitted use in the R-3 District.

Section 1165.02: STANDARDS FOR DUPLEXES AND MULTI-FAMILY BUILDINGS. All requests for building or conditional use permit shall be accompanied by a series of site plans and data showing:

- (1) Building locations, dimensions, and elevations, all signs, structures, entry areas, storage sites, and other structural improvements to the site.
- (2) Circulation plans for both pedestrian and vehicular traffic.
- (3) Fences and screening devices.
- (4) Solid waste disposal provisions and facilities.
- (5) Storm drainage plans.
- (6) Firefighting and other public safety facilities and provisions such as hydrant locations and fire lanes.
- (7) Data pertaining to numbers of dwelling units, sizes, lot area, ratio, etc.
- (8) Exterior wall materials and design information.
- (9) A two (2) foot contour topographical map of the existing site.
- (10) A grading plan illustrating the proposed grade changes from the original topographical map. All site areas, when fully developed, shall be completely graded so as to adequately drain and dispose of all surface water, storm water and groundwater in such a manner as to preclude large scale erosion, unwanted ponding and surface chemical runoff.
- (11) A recreation plan illustrating in detail all recreational facilities and structures.
- (12) A landscape plan. The site, when fully developed, shall be landscaped according to a plan approved by the Planning Commission. The landscaping plan shall specify the size, type and location of all trees and shrubbery and the location of all seeded and sodded areas. The detailed landscape plan shall be prepared by a State Registered Professional Landscape Architect.
- (13) A soil erosion control plan for the construction period. Areas within the construction zone shall be fenced with construction limit fencing as per the plan to prohibit heavy machinery and/or materials from being placed on areas not to be disturbed during

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

construction. This shall, at a minimum, include all slopes in excess of eighteen percent (18%).

Section 1165.03: PERFORMANCE STANDARDS. Performance standards for multi-family use shall be the same as those listed in the R-3 District.

Section 1165.04: PARKING REQUIREMENTS. All multi-family uses shall comply with the following minimum parking requirements:

- (1) Two (2) parking spaces per unit shall be provided on the same site as the dwelling unit. Each space shall not be less than nine (9) feet wide and twenty (20) feet in length, or as approved by the Zoning Administrator, and each space shall be served adequately with access drives.
- (2) A minimum of fifty percent (50%) of the parking spaces shall be in garages.
- (3) Parking spaces shall not be within twenty (20) feet of the side lot line, within the front yard or within five (5) feet of the rear lot line.
- (4) Bituminous or concrete driveways and parking areas with concrete curbing shall be required.

Section 1165.05: LANDSCAPING. The design shall make use of all land contained in the site. All of the site shall be related to the circulation, recreation, screening, building, storage, landscaping, etc., so that no portion of the site remains undeveloped. A minimum of twenty percent (20%) of the site shall be landscaped.

Section 1165.06: SCREENING. All multi-family uses shall be screened as follows:

- (1) Screening to a height of at least 5 feet shall be required where: (a) any off-street parking area contains more than 6 parking spaces and is within 30 feet of an adjoining residential zone; and (b) where the driveway to a parking area of more than 6 parking spaces is within 15 feet of an adjoining residential zone.
- (2) All exterior storage shall be screened. The exterior storage screening required shall consist of a solid fence or wall not less than 5 feet high, but shall not extend within 15 feet of any street, driveway or lot line.
- (3) Sidewalks shall be provided from parking areas, loading zones and recreation areas to the entrances of the building.
- (4) Outdoor swimming pools or other intensive recreation shall observe setbacks required for the principal structure.

Section 1165.07: APPEARANCE. All buildings within an apartment development shall be so planned that they have the equivalent of a front appearance of each exterior vertical surface.

Section 1165.08: GENERAL BUILDING OR STRUCTURAL REQUIREMENTS. The following general requirements shall apply to all multi-family uses.

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

- Subd. 1. Wall Surfacing. 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.
- Subd. 2. Air Conditioners. No multiple family dwelling shall have an air conditioning unit protruding from any exterior wall, except to the extent required for proper functioning of said air conditioning unit. An appropriate grill shall be provided to cover any such protrusion, which grill shall be designed to appear as an integral part of the exterior wall.
- Subd. 3. Open Drying of Clothes. Open air drying of clothes shall not be permitted on the grounds of multiple family dwellings except when the following conditions are met:
- (a) The areas for open air drying of clothes are specifically drawn on the original site plans.
 - (b) A durable and dustless surface and adequate screening is provided for the entire area to be used for the drying of clothes.
- Subd. 4. Playground. Each multiple family dwelling development containing more than four (4) dwelling units shall include a play area, part of which shall be a paved surface.
- Subd. 5. Blight. Any blighting or deteriorating aspects of the multiple family dwelling development shall be placed or absorbed by the site itself, rather than by neighboring residential uses. This provision particularly applies to the location of parking areas.
- Subd. 6. Relationship. The design shall make use of all land contained in the site. All of the site shall be related to the multiple family use, either parking, circulation, recreation, landscaping, screening, building, storage, etc. so that no portion remains undeveloped.
- Subd. 7. Garbage. Except for townhouses and multiple family dwellings of 4 or fewer units, no exterior trash or garbage disposal or storage shall be permitted. In the case of row housing and multiple family dwellings of 4 or fewer units, there shall be no exterior incineration and all storage shall be completely enclosed by walls and roof.
- Subd. 8. Street Access. If it is intended that individual buildings of a multiple family dwelling complex be sold separately, provision shall be made so that each such building to be sold abuts upon a public street.