

R-A RESIDENTIAL AGRICULTURAL DISTRICT

§ 152.030 PURPOSE.

The R-A District is intended to allow continuing farming operations, within the corporate limits of the city, in certain areas, while providing for the logical expansion of residential development.

(Ord. 151, passed 1-10-96)

§ 152.031 PERMITTED USES.

Within the R-A District, unless otherwise provided by this chapter, no uses are permitted except the following:

(A) One- or two-family dwellings with a permanent foundation;

(B) Parks and recreational areas owned or operated by governmental agencies;

(C) (1) Public schools, elementary or high, or private schools having a curriculum equivalent to a public elementary school or public high school;

(2) Health care facility, including but not limited to, a hospital, a medical clinic, a day surgery center, a residential alcohol and drug treatment facility, an assisted living facility, a board and lodging facility, a nursing home, a diagnostic imaging center, a fitness center, a rehabilitation center, a residential center for special needs adults and children, a hospice center, a health care administrative center, and a center for alternative medicine;

(D) Golf courses, except club houses, miniature courses and driving tees operated for commercial purposes;

(E) Churches, provided that no building shall be located within 25 feet of any lot line abutting a lot in any of the classes of residence districts;

(F) Agriculture, farming and truck gardening, except kennels, animal or poultry farms operated for commercial purposes;

(G) Home occupations, as defined in § 152.005 and the following standards. All standards of the zoning district shall apply. The specific standards shall apply to all home occupations:

(1) Said use shall occupy not more than one-quarter of the area of the main floor of the principal dwelling and/or attached or detached accessory building;

(2) The use shall not require substantial interior or exterior alteration of the dwelling;

(3) Conduct of the home occupation does not generate more noise, vibration, glare, fumes, odor, dust, electrical interference or hazards or nuisances noticeable outside of the dwelling, than normally associated with residential occupancy in the neighborhood;

(4) The use shall not generate sewage of a nature or rate greater than that normally associated with residential occupancy, nor shall it generate hazardous waste or solid waste at a rate greater than that normally associated with residential occupancy;

(5) No outdoor display of goods or outside storage of equipment or materials is permitted;

(6) Commodities may be sold as part of the home occupation; however, it shall be only a minor and insubstantial part of the total home occupation;

(7) The home occupation shall not increase vehicular traffic flow and parking by more than two additional vehicles at a time and any need for parking generated by the conduct of a home occupation shall be located on the current driveway and not in front of any part of the principal dwelling, except the garage or an attached porch;

(8) No home occupation will be allowed that jeopardizes the health and safety of residents in the city;

(9) There shall be no renting of dwelling or yard space in a residential zoned area for nonresidential purposes;

(10) Rental of attached and detached accessory buildings for motorized vehicles and/or recreational vehicles is permitted; and

(11) There shall be no signage advertising the occupation=s product or business.

(H) Accessory buildings and uses:

(1) Private garages;

(2) Private swimming pool when completely enclosed within a chain link or similar fence six feet high;

(3) Boarding, or rental of rooms to not more than four people on premises;

(4) Living quarters of persons employed on the premises;

(5) Fallout shelters;

(6) Maintenance of dogs and cats or other household pets, subject to licensing requirements, health regulations and other applicable ordinances of the city;

(7) Parking of one commercial motor vehicle of not over three-ton capacity used by the resident occupant, parking of farm implements required in the operation of a farm and parking of passenger cars, but not including the storage of vehicles which are inoperable or for sale or rent;

(8) Any accessory building in a R-A zoned area, the following maximum size dimensions are allowed: height of building cannot exceed 30 feet, building door height cannot exceed 16 feet, and the size of building cannot exceed 3,000 square feet, except as follows: floor areas may be increased if separation on all sides of the proposed building are more than 20 feet in width from public ways and yards on all sides of the building and adjoin the entire perimeter, floor areas may be increased at a rate of 5% for each foot by which the minimum exceeds 20 feet. Such increases shall not exceed 50% or 4,500 square feet.

(I) Signs:

(1) A nameplate sign identifying the owner or occupant of a building or dwelling unit, provided such sign does not exceed two square feet in surface area. Such signs may be illuminated;

(2) A sign pertaining to the lease or sale of the building or property, provided such sign does not exceed four square feet in surface area. Such signs shall not be illuminated;

(3) Temporary signs identifying an engineer, architect, contractor or product engaged in or used in the construction of a building, provided such signs do not exceed four square feet in surface area and are removed prior to the occupancy of the building. Such signs shall not be illuminated;

(4) One identification sign not to exceed 24 square feet in surface area for displaying the name and activities of a church, school, hospital, sanitarium, club, library or similar use. Such signs may be illuminated;

(5) Directional, unilluminated signs not exceeding two square feet in surface area displaying directional information for churches, schools, hospitals, sanitariums, clubs, libraries or similar uses, provided that each such use shall be limited to one such sign per thoroughfare approach;

(6) Public street identification signs, traffic signs and directional signs in any parking area where such signs are necessary for the orderly movement of traffic;

(7) Temporary signs advertising the sale of farm produce, such as vegetables, fruits and the like produced on the premises not exceeding six square feet in area;

(8) Other accessory uses customarily incidental to the uses permitted in divisions (A) and (B) of this section.

(J) Incorporated and/or injected manure spreading, with the following conditions to be met:

(1) A 500-foot setback to a residence or residential area must be maintained, measured from the nearest wall of a residential structure;

(2) Manure must be incorporated and injected immediately upon application and applied at agronomic rates; and

(3) No surface application of manure is allowed within city limits.
(Ord. 151, passed 1-10-96; Am. Ord. passed 10-8-97; Am. Ord. 2, 2005 Series, passed 5-10-05; Am. Ord. 1, Series 2009, passed 4-14-09)

§ 152.032 USES BY SPECIAL PERMIT.

Buildings or land may be used for the following if granted a special use permit:

(A) Municipal administration buildings, police and fire stations, museums, art galleries, post offices and other municipal service buildings, except those customarily considered industrial in use, providing that no building shall be located within 25 feet of any lot in a residential district;

(B) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility and service structures;

(C) Golf clubhouse, country club, public swimming pool or private swimming pool serving more than one family, provided that no principal structure shall be located within 25 feet of any lot in a residential district;

(D) Offices of professional persons;

(E) Cemetery or memorial garden;

(F) Boarding or rental of rooms to five to eight persons on a premises;

(G) Railroad rights-of-way, but not including railroad yards or shops;

(H) Nurseries and greenhouses for growing plants only, no retail sales;

(I) Fences:

(1) Fences in the residential districts shall not exceed six feet in height and must be constructed either of wood, chain-link metal or decorative metal.

(2) (a) The fence must be constructed on the property owner=s property.

(b) All fence posts or fence supports shall be placed on the property owner=s side of the fence.

(3) No fence shall be constructed in the front yard of the property or adjacent to a public sidewalk without a special use permit.

(J) Carports.

(Ord. 151, passed 1-10-96; Am. Ord. 3, Second Series, passed 7-8-03; Am. Ord. 4, 2004 Series, passed 7-13-04; Am. Ord. 2, 2007 Series, passed 7-10-07)

§ 152.033 HEIGHT, YARD, LOT AND WIDTH REGULATIONS.

(A) *Height regulations.* All dwellings must be at least 14 feet in height. No structure shall exceed 2-1/2 stories or 40 feet in height, except that church spires, belfries, domes which do not contain useable space, and chimneys and agricultural buildings may be of any height which does not conflict with airport requirements.

(B) *Front yard regulations, measured from back of curb.*

(1) There shall be a front yard having a depth of not less than 30 feet, except that in a block where two or more residences have been erected facing the same street, the setback for remaining lots in that block fronting on the same street shall be determined by the average setback of existing buildings.

(2) There shall be a front yard on each street side of each corner lot, except that for corner lots of record at the date of this chapter, the front yard on the side street side may be reduced to a depth of not less than 15 feet.

(C) *Side yard regulations.*

(1) Each lot shall have two side yards, each such yard having a width of not less than eight feet; except as set forth in division (C)(2) below.

(2) An accessory building or garage attached to the main building may be built five feet from one side lot line if the side yard on the other side of the lot is not less than ten feet in width.

(D) *Rear yard regulations.* Each lot shall have a rear yard having a depth of not less than 25% of the lot depth.

(E) *General yard regulations.*

(1) Cornices, canopies and eaves may extend into a required yard at a distance not exceeding four feet, six inches.

(2) Fire escapes may extend into a required front or rear yard a distance not exceeding four feet, six inches.

(3) A landing place or uncovered porch may extend into a required front or rear yard a distance not exceeding six feet if the landing place or porch has its floor no higher than the entrance floor of the building. An open railing no higher than three feet, six inches may be placed around such structure.

(4) A wall, fence or hedge may occupy part of a required yard, except that on corner lots there shall be a triangular area formed by the right-of-way lines of intersecting streets and a line joining points on the lines 25 feet distant from the intersection, in which area there shall be no wall, fence or hedge and trees shall be trimmed from the ground to a height of ten feet above curb level.

(5) On double frontage lots the required front yard shall be provided on both streets.

(F) *Lot size regulations.*

(1) Every lot on which a one- or two-family dwelling is erected shall contain an area of not less than 9,000 square feet.

(2) Every lot on which a one- or two-family dwelling is erected shall not be less than 75 feet in width, nor less than 120 feet in depth.

(3) The lot area, width and depth regulations of this section shall not apply to lots recorded prior to the adoption of this chapter. However, the lots shall not be altered in any way which would further reduce their dimensions below the minimum requirements of this section, and no lot in conformance with the provisions of this section shall be reduced or resubdivided to produce a lot not in full conformance with this section.

(G) *Width regulations.* All dwellings must have a minimum width of at least 20 feet.

(H) *Design standards.* After the effective date of this code, all newly constructed one- or two-family dwellings and manufactured homes moved into the district shall:

(1) Be constructed or located upon a permanent foundation, and constructed according to the provisions of the *Minnesota State Building Code*;

(2) Have a minimum width of 20 feet, measured between non-intersecting exterior walls along a straight line perpendicular to both walls;

(3) Except for earth-sheltered dwellings, have a roof pitch and a shingled roof, unless alternatives are approved by the City Council;

(4) Have roof overhangs which extend a minimum of one foot from the exterior wall of the structure; and

(5) Use the following exterior materials: wood, stone, stucco or brick. Steel, vinyl or

aluminum siding may be used in combination with these other materials.

(Ord. 151, passed 1-10-96; Am. Ord. passed 7-8-98; Am. Ord. 6, Second Series, passed 12-9-03)
Penalty, see ' 10.99

§ 152.034 PARKING REGULATIONS.

(A) One off-street parking space shall be provided for each dwelling unit on the premises.

(B) Off-street parking shall be provided on the premises, exclusive of required yards, for uses as follows:

(1) *Churches.* One parking space for each six seats, based on the design capacity of the main seating area.

(2) *Elementary school or junior high school.* Two parking spaces for each classroom.

(3) *Senior high school.* One parking space for each classroom, plus one parking space for each ten students, based on design capacity.

(Ord. 151, passed 1-10-96)

§ 152.035 GENERAL CONSTRUCTION REQUIREMENTS.

(A) All dwellings must be placed on a foundation constructed of masonry, concrete or treated wood, with footings supporting the foundation constructed of solid masonry or concrete placed at a minimum depth of 42 inches below finish grade.

(B) All dwellings exterior siding must be of a conventional exterior dwelling-type material. Sheet metal siding is not permitted.

(C) All dwellings must have a pitched roof covered with shingle, tile or approved sheet metal roofing and have eaves of not less than six inches.

(D) All dwellings must be built in conformance with Minnesota Statutes.

(E) All dwellings must have all exterior and bearing stud walls to be of at least 2" x 4" construction.

(F) All manufactured homes must have available for inspection, manufacturer=s instructions specifying how said home is to be situated on a permanent foundation.

(Ord. passed 7-8-98)

§ 152.036 ACCESSORY BUILDING AND STRUCTURES REGULATIONS.

(A) All unattached accessory buildings must be located in such a way that building eaves will be located a minimum of one foot inside the property lot line.

(B) No unattached accessory building shall be located nearer the front lot line than the principal building on the lot.

(C) No private garage used or intended for the storage of passenger automobiles shall exceed 1,200 square feet of gross area, nor shall any access door or other opening exceed the height of 20 feet.

(Am. Ord. 6, Second Series, passed 12-9-03) Penalty, see ' 10.99

R-1 ONE- AND TWO-FAMILY RESIDENCE DISTRICT**§ 152.045 PURPOSE.**

The R-1 District is intended for low density residential development in those areas where such development fits the Land Use Plan and policies and where municipal utilities are available. (Ord. 151, passed 1-10-96)

§ 152.046 PERMITTED USES.

Within an R-1 District, unless otherwise provided by this chapter, no uses are permitted except the following: all uses permitted in § 152.031, except:

(A) Agriculture, farming and truck gardening;

(B) Parking of farm implements; and

(C) Temporary signs advertising the sale of farm produce, such as vegetables, fruits and the like produced on the premises not exceeding six square feet in area. (Ord. 151, passed 1-10-96)

§ 152.047 USES BY SPECIAL PERMIT.

Buildings or land may be used for the following if granted a special use permit:

(A) Any use permitted in § 152.032;

(B) Apartment buildings of three or four families;

(C) Agriculture, farming or truck gardening; and

(D) Apartment buildings from 5-12 units.

(Ord. 151, passed 1-10-96)

§ 152.048 HEIGHT, YARD, LOT AND WIDTH REGULATIONS.

(A) *Height regulations.* No structure shall exceed 2-1/2 stories or 40 feet in height, except that church spires, belfries, domes that do not contain useable space and chimneys may be of any height that does not conflict with airport requirements.

(B) *Front yard regulations.* The front yard regulations for § 152.033(B) shall apply.

(C) *Side yard regulations.* The side yard regulations for § 152.033(C) shall apply.

(D) *Rear yard regulations.* The rear yard regulations for § 152.033(D) shall apply.

(E) *General yard regulations.* The general yard regulations for § 152.033(E) shall apply.

(F) *Lot size regulations.* The lot size regulations for § 152.033(F) shall apply.

(G) *Width regulations.* The width regulations from § 152.033(G) shall apply.
(Ord. 151, passed 1-10-96; Am. Ord. passed 7-8-98; Am. Ord. 6, Second Series, passed 12-9-03)
Penalty, see ' 10.99

§ 152.049 PARKING REGULATIONS.

The parking regulations for § 152.034 shall apply.
(Ord. 151, passed 1-10-96)

§ 152.050 ACCESSORY BUILDING AND STRUCTURES REGULATIONS.

(A) All unattached accessory buildings must be located in such a way that the buildings eaves will be located a minimum of one foot inside the property lot line.

(B) No unattached accessory building shall be located nearer the front lot line than the principal building on the lot.

(C) All unattached accessory buildings shall not exceed a height more than 20 feet.

(D) No private garage used or intended for the storage of passenger automobiles shall exceed 1,200 square feet of gross area, nor shall any access door or other opening exceed the height of 10 feet, and the building shall not exceed 20 feet in height.

(E) All accessory use buildings must be positioned to meet a setback of at least three feet.
(Ord. 151, passed 1-10-96; Am. Ord. 6, Second Series, passed 12-9-03; Am. Ord. 5A, 2005 Series, passed 7-12-05) Penalty, see ' 10.99

§ 152.051 EXTERIOR STORAGE.

(A) In residential districts, all materials, machinery and equipment shall be stored within a building or fully screened so as not to be visible from adjoining or adjacent lands and the street, except for the following:

- (1) Agricultural and landscaping equipment/materials in current use on the premises;
- (2) Construction materials/equipment in current use on the premises;

(3) All passenger vehicles, recreational vehicles and other recreational equipment with current licenses in the driveway or back yard;

(4) Firewood, neatly stacked, intended for use on the premises; and

(5) Lawn furniture and play equipment.

(B) For purposes of this chapter, *FULLY SCREENED* shall be defined to mean screened by a compact hedge or fence of at least 75% capacity.

(Ord. 151, passed 1-10-96) Penalty, see ' 10.99

§ 152.052 GENERAL CONSTRUCTION REQUIREMENTS.

The general construction requirements from § 152.035(A) through (F) shall apply.
(Ord. passed 7-8-98)