

SECTION 1019 - R-2A, TWO FAMILY/TOWNHOUSE DISTRICT

1019.01 **PURPOSE.** The R-2A, Two Family/Townhouse District is intended to provide for a greater variety in housing styles including duplexes, double bungalows, townhouses and directly related complementary uses, while retaining an overall low density character.

1019.02 **PERMITTED USES.** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-2A District:

- Subd. 1. Single family detached dwellings.
- Subd. 2. Essential services.
- Subd. 3. Day care facilities serving twelve (12) or fewer persons.
- Subd. 4. Residential care facilities serving six (6) or fewer persons.
- Subd. 5. Two family dwelling units.

1019.03 **INTERIM USES.** Subject to the applicable provisions of this Ordinance, the following are interim uses in the R-2A District and are governed by Section 1007 of this Ordinance:

- Subd. 1. None.

1019.04 **ACCESSORY USES.** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-2A District:

Subd. 1. Private garages, parking spaces and carports for licensed and operable passenger cars and trucks not to exceed a gross weight of twelve thousand (12,000) pounds, as regulated by Section 1002.05 (Off-Street Parking) of this Ordinance. Private garages are intended for use to share the private passenger vehicles of the family or families resident upon the premises, and in which no business service or industry is carried on. Such garage space can be rented to non-residents of the property for private passenger vehicles and/or non-commercial vehicles, trailers, or equipment if sufficient off-street parking in full compliance with this Ordinance is provided elsewhere on the property. Such garage shall not be used for the storage of more than one (1) commercial vehicle owned or operated by a resident per dwelling unit.

Subd. 2. Tool houses, sheds and other such structures for the storage of domestic supplies and non-commercial recreation equipment.

Subd. 3. Non-commercial greenhouses and conservatories.

Subd. 4. Home occupations in single family residential dwellings.

Subd. 5. Swimming pools and tennis courts.

Subd. 6. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.

Subd. 7. Boarding or renting of rooms to not more than one (1) person.

1019.05 CONDITIONAL USES. Subject to the applicable provisions of this Ordinance, the following are conditional uses in an R-2A District (requires a conditional use permit based upon procedures set forth in and regulated by Section 1003 of this Ordinance):

Subd. 1. Off-site private recreational facilities provided that:

- a. Such use is accessory to one existing permitted principal use on an abutting lot or lot only separated by a public right-of-way. *(amended 12/13/07)*
- b. The properties upon which the private recreational facilities are to be located and upon which the permitted principal use is located are under the same ownership. *(amended 12/13/07)*
- c. The uses and activities are operated only for the enjoyment and convenience of the residents of the principal use to which the property is tied and their occasional guests.
- d. The provisions of Section 1003.01, Subd. 8 of this Ordinance are considered and satisfactorily met.
- e. For the purpose of this Section off-site private recreational facilities shall not include dock, slip structures, boathouses or decks. *(amended 12/13/07)*

Subd. 2. Public parks and playgrounds provided that:

- a. The site is landscaped.
- b. The use is available to the "public".
- c. The land area of the property containing such use or activity meets the minimum established for the district.
- d. The use meets the minimum setback requirements for accessory structures.

- e. The site accesses on a collector or arterial street.
- f. The provisions of Section 1003.01, Subd. 8 of this Ordinance are considered and satisfactorily met.

Subd. 3. Commercial outdoor recreational uses including golf courses and country clubs, swimming pools and similar facilities provided that:

- a. The principal use, function or activity is open, outdoor in character.
- b. Not more than five (5) percent of the land area of the site shall be covered by buildings or structures.
- c. When abutting a residential use or a residential use district, the property is screened and landscaped for the protection of the abutting use.
- d. The land area of the property containing such use or activity meets the minimum established for the district.
- e. The provisions of Section 1003.01, Subd. 8 of this Ordinance are considered and satisfactorily met.

Subd. 4. Government and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:

- a. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
- b. Equipment is completely enclosed in a permanent structure with no outside storage.
- c. Adequate screening from neighboring uses and landscaping is provided.
- d. The provisions of Section 1003.01, Subd. 8 of this Ordinance are considered and satisfactorily met.

Subd. 5. Townhouses or quadraminiums as defined by Section 1002.02 of this Ordinance, provided that the provisions of Section 1003.01, Subd. 8 are satisfactorily completed and met.

Subd. 6. Residential planned unit development as regulated by Section 1006 of this Ordinance.

1019.06 **LOT AREA AND SETBACK REQUIREMENTS.** The following minimum requirements shall be observed in the R-2A District subject to additional requirements, exceptions and modifications set forth in this Ordinance:

Subd. 1. Lot Area. Not less than twenty thousand (20,000) square feet.

Subd. 2. Lot Area Per Unit Requirements. The following minimum lot area per unit requirements shall be calculated on the basis of the total area in the project and as controlled by an individual or joint ownership.

- a. Two Family Dwelling. Not less than fifteen thousand (15,000) square feet per unit.
- b. Townhouse or Quadraminium Unit. Not less than fifteen thousand (15,000) square feet per unit.

Subd. 3. Lot Width.

- a. Single Family. Not less than seventy-five (75) feet.
- b. All Others. Not less than one hundred (100) feet.

Subd. 4. Principal Structure Setbacks.

- a. Front Yard. Not less than fifty (50) feet.
- b. Side Yards.
 - 1. Interior Lots. Not less than eight (8) feet.
 - 2. Corner Lots. Not less than fifteen (15) feet on the interior side yard, nor less than forty (40) feet on the side yard abutting a public right-of-way not a fire lane and not less than eight (8) feet on the side yard abutting a fire lane.

c. Rear Yard. Not less than twenty-five (25) feet.

Subd. 5. Accessory Structure(s) Setbacks.

- a. Front Yard. Not less than fifty (50) feet.
- b. Side Yard. Eight (8) feet.
- c. Rear Yard. Eight (8) feet.
- d. Other Buildings. Six (6) feet.

1019.07 **LOT COVERAGE AND HEIGHT.** The following requirements shall be observed in an R-2A District:

Subd. 1. Floor Area Ratio. The maximum floor area ratio (FAR) shall be 0.30.

Subd. 2. Accessory Building Coverage. No accessory building shall occupy more than twenty-five (25) percent of a rear yard.

Subd. 3. Principal Building Heights. Principal buildings shall be limited to a maximum height of two and one-half (2-1/2) stories or thirty (30) feet.

Subd. 4. Accessory Building Height. Accessory buildings shall be limited to a maximum height of fifteen (15) feet.