

SECTION 51.10. R-4, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

Subd. A. Purpose. The purpose of the R-4, Single and Two Family Residential District is to provide for low density single family detached residential dwelling units and directly related, complementary uses.

Subd. B. Permitted Uses. The following are permitted uses in the R-4 District:

1. Day care facilities, as defined by Section 51.01, Subd. B of this Ordinance, licensed by the State, and serving fourteen (14) or fewer persons.
2. Essential services.
3. Public parks and playgrounds.
4. Residential facilities, as defined by Section 51.01, Subd. B of this Ordinance, licensed by the State, and serving six (6) or fewer persons.
5. Single family detached dwellings.
6. Two family dwellings.

Subd. C. Permitted Accessory Uses. The following are permitted accessory uses in an R-4 District:

1. Accessory buildings including garages, tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment, as regulated by Section 51.03, Subd. C.8 of this Ordinance.
2. Boarding or renting of rooms to not more than one (1) person.
3. Fences as regulated by Section 51.03, Subd. D.11 of this Ordinance.
4. Non-commercial greenhouses and conservatories.
5. Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by Section 51.03, Subd. M of this Ordinance.
6. Storage of recreational vehicles and equipment as regulated by Section 51.03, Subd. D.9 of this Ordinance.

7. Swimming pools, sport courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests, as regulated by conditions of Section 51.03, Subd. C.7.d or Section 51.03, Subd. C.7.e of this Ordinance.

Subd. D. Conditional Uses. The following are conditional uses allowed in an R-4 District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 51.02, Subd. B of this Ordinance.)

1. Bed and breakfast establishments provided that conditions of Section 51.03, Subd. I.1 of this Ordinance are met.
2. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the community provided that:
 - a. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Section 51.03, Subd. D.10 of this Ordinance.
 - b. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily met.
3. Planned unit developments as regulated by Section 51.02, Subd. J of this Ordinance.
4. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:
 - a. Side yards shall be thirty (30) feet.
 - b. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 51.03, Subd. D.10 of this Ordinance.
 - c. Adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley to the principal use in compliance with Section 51.03, Subd. E of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with Section 51.03, Subd. D.10 of this Ordinance.
 - d. Adequate off-street loading and service entrances are provided and regulated where applicable by Section 51.03, Subd. F of this Ordinance.

- e. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily met.

Subd. E. Interim Uses. The following are interim uses in the R-4 District: (Requires a conditional use permit based upon procedures set forth and regulated in Section 51.02, Subd. C of this Ordinance.)

1. Model homes and sales centers.
2. Special home occupations provided that conditions of Section 51.03, Subd. H of this Ordinance are met.
3. Temporary sales centers provided that conditions of Section 51.03, Subd. I.2 of this Ordinance are met.

Subd. F. Uses by Administrative Permit. The following are uses allowed by an administrative permit in the R-4 District (based upon procedures set forth in and regulated by Section 51.02, Subd. E of this Ordinance):

1. Personal wireless service antennas as secondary uses as regulated by Section 51.03, Subd. M of this Ordinance.
2. Permitted home occupations as regulations by Section 51.03, Subd. H of this Ordinance.

Subd. G. Lot Requirements and Setbacks. The following minimum requirements shall be observed in an R-4 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

1. Minimum Lot Area.

a. Single Family.

- 1) Interior Lot. Ten thousand (10,000) square feet.
- 2) Corner Lot. Twelve thousand (12,000) square feet.

b. Two Family.

- 1) Interior Lot. Twelve thousand (12,000) square feet.
- 2) Corner Lot. Fourteen thousand (14,000) square feet.

2. Minimum Lot Width.

- a. Single Family.
 - 1) Interior Lot. Seventy (70) feet.
 - 2) Corner Lot. Ninety (90) feet.
- b. Two Family.
 - 1) Interior Lot. Eighty (80) feet.
 - 2) Corner Lot. Ninety (90) feet.
- 3. **Minimum Lot Depth.** One hundred thirty-five (135) feet. On double frontage lots, one hundred fifty-five (155) feet.
- 4. **Setbacks.**
 - a. Principal Building Setbacks.
 - 1) Front Yard. Not less than twenty-five (25) feet.
 - 2) Side Yard.
 - a) Ten (10) foot setback is required except a five (5) foot side yard interior setback is permitted for an attached garage.
 - b) Not less than twenty (20) feet on a side yard abutting a public right-of-way.
 - 3) Rear Yard. Thirty (30) feet.
 - b. Accessory Building Setbacks. Accessory buildings shall comply with the following setbacks:
 - 1) Front Setback. No detached accessory building shall be located in any front yard.
 - 2) On lots platted prior to 1 July 1987:
 - (a) Side Yard Setback. Not less than five (5) feet on any side yard abutting adjoining lots, nor less than twenty (20) feet on a side yard abutting a street.
 - (b) Rear Yard Setback.

- (1) Except as provided below, not less than fifteen (15) feet from a rear lot line.
- (2) Garages that are oriented on a lot so that the direction of the vehicle access to the garage parallels the rear lot line may be located not less than five (5) feet from the lot line. This design is intended to prohibit direct backing from the garage onto an alley.
- (c) Accessory buildings that have one hundred twenty (120) square feet or less floor area and which do not require a building permit may be set back not less than five (5) feet from the rear lot line.

3) On all lots platted subsequent to 1 July 1987:

- (a) Accessory buildings and structures shall be constructed within the buildable area of the lot as defined in Section 51.03, Subd. C.8 of this Ordinance, except as provided in Section 51.03, Subd. C.3 of this Ordinance.
- (b) Accessory buildings that have one hundred twenty (120) square feet or less of floor area and which do not require a building permit may be allowed in the required rear yard not less than five (5) feet from the rear lot line.

Subd. H. Building Requirements.

1. **Height.** No structure shall exceed two and one-half (2-1/2) stories, or thirty (30) feet, whichever is least.
2. **Building Type.**
 - a. Single Family. Structures shall comply with requirements of Section 51.03, Subd. C.3.a of this Ordinance.
 - b. Two Family. Structures shall comply with requirements of Section 51.03, Subd. C.3.b of this Ordinance.
3. **Accessory Buildings/Structures.** Accessory buildings/structures shall comply with the requirements of Section 51.03, Subd. C.7 of this Ordinance.

