

SECTION 51.12. R-6, MEDIUM DENSITY RESIDENTIAL DISTRICT

Subd. A. Purpose. The purpose of the R-6, Medium Density Residential District is to provide for moderate density one and two unit dwellings and directly related, complementary uses up to seven (7) units per acre.

Subd. B. Permitted Uses. The following are permitted uses in the R-6 District:

1. Essential services.
2. Public parks and playgrounds.
3. Residential facilities, as defined by Section 51.01 of this Ordinance, licensed by the State and serving six (6) or fewer persons.
4. Day care facilities, as defined by Section 51.02 of this Ordinance, licensed by the State, and serving fourteen (14) or fewer persons.
5. Single family dwellings.
6. Two family dwellings.

Subd. C. Permitted Accessory Uses. The following are permitted accessory uses in an R-6 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 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-6 District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 51.02, Subd. B of this Ordinance.)

1. 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.
2. Planned unit development residential, townhomes and quadraminiums as regulated by Section 51.02, Subd. J of this Ordinance.
3. 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 double that required for the district, but no greater than 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-6 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-6 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 regulated 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-6 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

1. Minimum Lot Area Per Unit.

a. Single Family:

- 1) Interior Lot: Nine thousand (9,000) square feet per unit.
- 2) Corner Lot: Ten thousand eight hundred (10,800) square feet per unit.

b. Two Family:

- 1) Interior Lot: Twelve thousand (12,000) square feet base lot; six thousand (6,000) square feet per unit.
- 2) Corner Lot: Fourteen thousand (14,000) square feet base lot; seven thousand (7,000) square feet per unit.

c. Townhouse or Quadraminium: Six thousand (6,000) square feet per unit.

2. Minimum Lot Width Per Unit.

- a. Single Family:
 - 1) Interior Lot: Seventy (70) feet per unit.
 - 2) Corner Lot: Eighty (80) feet per unit.
- b. Two Family:
 - 1) Interior Lot: Eighty (80) feet base lot; forty (40) feet per unit.
 - 2) Corner Lot: Ninety (90) feet base lot; forty-five (45) feet per unit.
- c. Townhouse or Quadraminium:
 - 1) Base Lot: Not less than one hundred twenty (120) feet.
 - 2) Unit Lot: Not less than twenty-four (24) feet per unit.

3. **Minimum Lot Depth.**

- a. Single Family: One hundred thirty-five (135) feet.
- b. Two Family: One hundred thirty-five (135) feet.
- c. All Other Uses: One hundred thirty-five (135) feet.
- d. Double Frontage Lots: One hundred fifty-five (155) feet.

4. **Setbacks.**

- a. Principal Building Setbacks.
 - 1) Front Yard. Twenty-five (25) foot setbacks are required except a twenty (20) foot setback is required along public rights-of-way.
 - 2) Side Yard.
 - a) Single or Two Family Dwelling: Not less than ten (10) feet, nor less than twenty (20) feet on a side yard abutting a street.
 - b) Townhouse or Quadraminium: Not less than fifteen (15) feet from base lot line, nor less than thirty (30) feet on a side yard abutting a street.

- 3) Rear Yard. Twenty-five (25) feet.
 - 4) Zero Lot Line. Side yard setback requirements shall not be applied to a common wall of a two family, townhouse, quadraminium, or multiple family dwelling unit.
- 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 thirty (30) 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-five (35) 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, Townhome and Quadraminiums. 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.