Article 8. Residential Districts

- 8.1 **PURPOSE**
- PERMITTED AND CONDITIONAL USES 8.2
- **BULK AND SETBACK REGULATIONS** 8.3
- 8.4 ADDITIONAL SETBACK REQUIREMENTS
- 8.5 **GENERAL STANDARDS OF APPLICABILITY**

8.1 **PURPOSE**

A. Purpose of RR Rural Residential District

The purpose of the RR Rural Residential District is to establish and preserve areas within the City where agriculture, very low density development or open space is a current and proper use, but which, in the future, may gradually be required for expansion of urban development as urban facilities and services become available, and preserve said land in agricultural or open space usage and in large parcels until capital funds for the extension of urban facilities and services are committed in an adopted capital improvement program. Although the predominant use within the RR District is intended to be agriculture, other quasi-urban uses are also permitted, including scattered non-farm residences facilitating an orderly transition from agricultural and rural uses to urban uses.

B. Purpose of R-1 Single-Family Residential District

The purpose of the R-1 Single-Family Residential District is to provide for and preserve singlefamily residential development on larger lots within the City. The R-1 District provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

C. Purpose of R-1A Single-Family Residential District

The purpose of the R-1A Single-Family Residential District is to provide for and preserve singlefamily residential development within the City on traditionally smaller lots. The R-1A District provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

D. Purpose of R-2 Single-Family and Two-Family Residential District

The purpose of the R-2 Single-Family and Two-Family Residential District is to provide for, and preserve, two-family residential development, as well as single-family dwellings. The R-2 District also provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

E. Purpose of R-3 Lodging House, Fraternity and Sorority House Residential District

The purpose of the R-3 Lodging House, Fraternity and Sorority House Residential District is to accommodate multi-tenant residences in those areas, such as the university neighborhood, where there is demand for these housing types, as well as single-family and two-family residential development. The R-3 District also provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

Article 8:

F. R-3A General Residential and Lodging House District

The purpose of the R-3A General Residential and Lodging House District is to accommodate multi-tenant residences, as well as single-family, two-family and multi-family residential development. The R-3A District also provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

G. Purpose of R-4 Townhouse Residential District

The purpose of the R-4 Townhouse Residential District is to provide for, and preserve, single-family, two-family and townhouse residential development, as well as low-rise multi-family dwellings. The R-4 District also provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

H. Purpose of R-5 General Multi-Family Residential District

The purpose of R-5 Multi-Family Residential District is to provide for, and preserve, quality high density residential development including multi-family dwellings up to four (4) stories. The R-5 District also provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

I. Purpose of R-6 Multi-Family Residential District

The purpose of the R-6 Multi-Family Residential District is to create a higher density environment of single-family homes, two-family dwellings, townhomes and multi-family dwellings, including limited multi-tenant housing like dormitories. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

J. Purpose of R-7 High Rise Multi-Family Residential District

The purpose of the R-7 High-Rise Multi-Family Residential District is to accommodate the highest density residential environment of multi-family dwellings, of significant height, within the City. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

8.2 PERMITTED AND CONDITIONAL USES

<u>Table 8-1: Residential Districts Permitted and Conditional Uses</u> lists permitted and conditional uses for the residential districts. A "P" indicates that a use is considered permitted within that district. A "C" indicates that a use is considered a conditional use in that district and must obtain a conditional use permit as required in Section 4.3 (Conditional Use Permit). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

TABLE 8-1: RESIDENTIAL DISTRICTS PERMITTED AND CONDITIONAL USES											
11050					DISTI	RICTS					
USES	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	USE STANDARD
Agricultural Uses ¹⁶	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	
Agricultural Service Establishment ⁶	С										
Crop, Vegetable and/or Flower Farm: Over 100 acres ²		Р	Р	Р							
Hobby Farm ^{1 6}	Р										
Nursery and/or Tree Farm 6	Р										
Living Quarters for More than 6 Persons Employed On-Premises	Р										

TABLE 8-1: RESIDENTIAL DISTRICTS PERMITTED AND CONDITIONAL USES											
					DIST	RICTS					
USES	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	USE STANDARD
Raising of Livestock (Excludes Fur-	С										
Bearing Animals) 16											
Stable ¹⁶	С										
Residential Uses	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	
Bed & Breakfast Facility	C ⁶	С	С	С	С	С	С	С	С	С	See Section 14.3.C
Convalescent Home									Р		
Dormitory					Р				Р		
Dwelling, Multi-Family					Р	Р	Р	Р	Р	Р	
Dwelling, Single-Family Detached	P ³	Р	Р	Р	Р	Р	Р	Р	Р	Р	See Section 14.3.H
Dwelling, Townhouse							Р	Р	Р	Р	See Section 14.3.H
Dwelling, Two-Family	Р			Р	Р	Р	Р	Р	Р	Р	See Section 14.3.H
Fraternity/Sorority House					Р	Р					
Lodging House					Р	Р					See Section 14.3.N
Manufactured Housing Park	С			С	С	С	С	С	С	С	See Section 14.3.0
Nursing Home							_		P		
Residential Facility: 6 or Fewer	_					_	-	_			
Persons	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Residential Facility: 7 to 16 Persons				Р	Р	Р	Р	Р	Р	Р	See Section 14.3.T
Residential Facility: 16 or More	1			-							
Persons				С	С	С	С	С	С	С	See Section 14.3.T
Institutional and Public Uses	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	
Club, University-Related: Social or	IXIX	1	1 171	11.2			10.1	IX 5	IX U	1 7	
Religious					Р	Р					
Community Center			С	С	С		С	С	С	С	
Essential Services & Essential			C	C	C		C		C		
Service Structure	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Place of Worship	Р	С	P	Р	Р	Р	Р	Р	Р	Р	See Section 14.3.S
Public Building	P	P	P	P	P	P	P	P	P	P	3ee 3ection 14.3.3
Utilities	C	С	C	С	С	С	С	С	С	C	See Section 14.3.X
School	C	C	P	P	P	P	P	P	P	P	See Section 14.5.A
	C	D4	P P4	P P4	P	P4	P	P	P	P	Coo Cootion 14 2 V
Temporary Shelter Facility		P*	P*	P*	P	P*	Р	Р	Р	Р	See Section 14.3.V
University		5.4	D 44	ъ.		D 0.4	D 4	D.F.	D (
Open Space Uses	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	0 0 11 1105
Cemetery/Memorial Garden	Р	С	С	С	С		С	С	С	С	See Section 14.3.E
Driving Range		С	С	С			С	С	С	С	
Golf Course		C ⁵	С	С			С	С	С	С	
Public Park/Recreation Area, Athletic											
Field & Open Space –	С	С	С	С	С	С	С	С	С	С	
Owned/Operated by Church Group or					C	C	C	C		C	
Homeowner's Association											
Public Park/Recreation Area, Athletic	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	
Field & Open Space	Г	Г			Г	Г	Г		Г		
Tennis Club		С	С	С			С	С	С	С	
Commercial Uses	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	
Activity Center			С	С			С	С	С	С	
Commercial Kennel ⁶	С										See Section 14.3.F
Commercial Outdoor Recreation	_										
Facility ⁶	С										
Day Care Facility: 12 or Fewer	D4	D	_	_	_	_		_	_	_	
	P ⁶	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Persons							_	_	_	_	
Persons											i e
Persons Day Care Facility: 13 or More					С	С	С	С	С	С	
Persons Day Care Facility: 13 or More Persons					C P	P	P			P	See Section 14.3 R
Persons Day Care Facility: 13 or More Persons On-Site Rental Office								Р	P		See Section 14.3.R
Persons Day Care Facility: 13 or More Persons	С										See Section 14.3.R

TABLE 8-1: RESIDENTIAL DISTRICTS PERMITTED AND CONDITIONAL USES											
11050					DISTI	RICTS					
USES	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	USE STANDARD
Animal) ⁶											
Transportation Uses	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	
Airport		С	С	С			С	С	С	С	
Heliport		С	С	С			С	С	С	С	
Industrial Uses	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	
Mineral Extraction ⁶	С										
Wind Energy Conversion Systems	RR	R-1	R-1A	R-2	R-3	R-3A	R-4	R-5	R-6	R-7	
Building Mounted	P/C ⁸	C ⁷	P/C ⁸	P/C ⁸	P/C ⁸	P/C ⁸	See Section 14.3.Y				
Freestanding	P/C ⁸	C ⁷	C ⁷	C ⁷	C ⁷	See Section 14.3.Y					

FOOTNOTES TABLE 8-1

8.3 BULK AND SETBACK REGULATIONS

<u>Table 8-2: Residential Districts Bulk and Setback Regulations</u> establishes bulk and setback regulations for the residential districts.

TABLE 8-2: RESIDENTIAL DISTRICTS BULK AND SETBACK REGULATIONS				
DULK AND CETDACK DECUMPENTS	DISTRICT			
BULK AND SETBACK REQUIREMENTS	RR			
BULK REQUIREMENTS				
Minimum Lot Area	10 acres			
Minimum Lot Width	300 ft			
Minimum Lot Depth	300 ft			
Maximum Lot Coverage	30%			
Maximum FAR	0.6			
Maximum Building Height	35 ft			
Minimum Driveway Separation (excluding farm field approaches)	300 feet on collector or arterial street			
Maximum Animal Density ^{1,2}	.5 equine per acre .5 cattle per acre 1.5 swine per acre 2 cervidae per acre (e.g. deer) 2.5 goats and/or sheep per acre 12.5 large poultry per acre (e.g. turkeys, ducks, etc.) 25 small poultry and animals per acre (e.g. chickens, rabbits, etc.)			
SETBACK REQUIREMENTS				
Front Setback	30 ft			
Interior Side Setback	Residential use: 10 ft Non-Residential Use: 30 ft			

¹ All properties with livestock must have a Waste Utilization Plan (according to NRCS Standard 633) approved by the applicable county soil and water conservation district and comply with all MPCA permitting requirements.

² Subject to species approved by City Park Department. The sale or display of a product or commodity that is readily visible and accessible by non-residents of the property or building are prohibited.

³ Maximum of two per zoning lot.

⁴ In the R-1, R-1A and R-3A, temporary shelter facilities are limited to serving 4 or fewer persons. In the R-2 District, temporary shelter facilities are limited to serving 6 or fewer persons.

⁵ In the R-1 District, a golf course may include an accessory miniature golf course. Unless noted, miniature golf courses are not permitted as part of a golf course.

⁶ Maximum building area of three thousand (3,000) square feet of gross floor area.

⁷Allowed only on institutional properties with a Conditional Use Permit. Systems may not exceed 10 kw.

⁸WECS with a rated capacity of 1.8 kw or less are permitted on parcels occupied by a residential or institutional use. WECS between 1.9 kw and 10 kw are allowed on institutional properties with a Conditional Use Permit.

Street Side Setback	30 ft
Rear Setback	30 ft

TA	BLE 8-2: RESIDENTIAL DISTRICTS BULK AND SETE	BACK REGULATIONS
BULK AND SETBACK	DIST	RICT
REQUIREMENTS	R-1	R-1A
BULK REQUIREMENTS		
		Single-Family: 6,000sf
	Single-Family & Day Care Facility: 9,000sf	Day Care Facility, Residential Facility &
Minimum Lot Area	Place of Worship & School: 22,000sf	Temporary Shelter Facility: 8,000sf
	Public Building & Utilities: 40,000sf	Place of Worship & School: 22,000sf
		Public Building & Community Center: 40,000sf
	Single-Family & Day Care Facility:	Single-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility:
	Interior Lot – 75 ft Corner Lot – 85 ft	Interior Lot – 50 ft
Minimum Lot Width	Place of Worship & School: 100 ft	Corner Lot – 60 ft
	·	Place of Worship, School, Public Building &
	Public Building & Public/Private Utility: 150 ft	Community Center: 100 ft
Minimum Lot Depth	Single-Family, Day Care Facility & School: 120 ft	Single-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility & School: 120
Maximum Lot Coverage	35%	ft 35%
	33% total open space on zoning lot with 50% of	33% total open space on zoning lot with 50% of
Minimum Open Space	front setback & 25% of rear setback	front setback & 25% of rear setback
Maximum FAR	0.6	Non-Residential Use: 0.6
Maximum Building Height Design Guidelines	35 ft Section 13.1	35 ft Section 13.1
	DDITIONAL SETBACK REQUIREMENTS IN SECTION	
SETBACK REQUIREMENTS - A	Single-Family: 25 ft	Single-Family, Day Care Facility, Residential
		Facility & Temporary Shelter Facility: 25 ft
Front Setback ³	Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft	School & Place of Worship: 35 ft
	Public Building ⁴ & Utilities: 50 ft	Other Uses: 50 ft
	Single-Family, Day Care Facility, Residential	Single-Family: 5 ft
	Facility & Temporary Shelter Facility: 10 ft	Day Care Facility, Residential Facility &
Interior Side Setback ³	Place of Worship & School: 20 ft	Temporary Shelter Facility: 10 ft
	Public Building ⁴ : 50 ft	Place of Worship & School: 20 ft
	Utilities: 100 ft	Other Uses: 50 ft
	Single-Family, Day Care Facility, Residential	Single-Family: 10 ft
	Facility & Temporary Shelter Facility: 15 ft	Day Care Facility, Residential Facility &
Street Side Setback ³	Place of Worship & School: 25 ft	Temporary Shelter Facility: 15 ft
	Public Building ⁴ & Utilities: 50 ft	Place of Worship & School: 25 ft
	· ·	Other Uses: 50 ft
	Single-Family: 35 ft or 20% of lot depth, whichever is less	Single-Family: 35 ft or 20% of lot depth, whichever is less
Rear Setback ³	Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft	Day Care Facility, Residential Facility, Temporary
Real Jelback	'	Shelter Facility, Place of Worship & School: 35 ft
	Public Building ⁴ : 50 ft	Other Uses: 50 ft
	Utilities: 100 ft	

Minimum Lot Area Single-Family; 6,000sf Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 8,000sf Place of Worship & School: 22,000sf Public Building & Community Center: 40,000sf Public Building & Community Center: 40,000sf Place of Worship & School: 22,000sf Public Building & Community Center: 40,000sf Place of Worship & School: 22,000sf Public Building & Community Center: 40,000sf Place of Worship & School: 22,000sf Public Building & Community Center: 40,000sf Place of Worship & School: 22,000sf Public Building & Community Center: 40,000sf Place of Worship & School: 22,000sf Place of Worship & School: 22,000sf Temporary Shelter Facility: 40,000sf Place of Worship & School: 22,000sf Temporary Shelter Facility: 40,000sf Temporary Shelter Facility: 40,00sf Temporary Shelter Facility: 40,00sf Temporary Shelter Facility:	T	ABLE 8-2: RESIDENTIAL DISTRICTS BULK AND SET	BACK REGULATIONS
BULK REQUIREMENTS BULK REQUIREMENTS	BULK AND SETBACK	DIS	TRICT
Single-Family: 6,000sf Two-Family: 7,200sf Lodging House, Fraternity or Sorority House: 500 per room but not less than 6,000sf Two-Family: 7,200sf Lodging House, Fraternity or Sorority House: 500 per room but not less than 6,000sf Domitory: 600sf per room but not less than 16,000sf Domitory: 600sf per room but not less than 16,000sf Public Building & Community Center: 40,000sf Domitory: 600sf per dwelling unit but not less than 10,000sf Public Building & Community Center: 40,000sf Public Building 40,000sf Public Building 40,000sf Public Building: 40,000sf		R-2	R-3
Two-Family: 7,200sf Lodging House, Fraternity or Sorority House: 500 per room but no less than 6,000sf Two-Family, Day Care Facility: 8,000sf Dormitory: 600sf per room but no less than 16,00 Multi-Family: 2,000sf per room but no less than 16,00 Multi-Family: 2,000sf per dwelling unit but no less than 10,000sf Place of Worship & School: 22,000sf Public Building & Community Center: 40,000sf Place of Worship & School: 22,000sf Public Building: 40,000sf Day Care Facility: 8, Residential Facility: 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 4,00sf per bed but no than 7,200sf Temporary Shelter Facility: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act additional bedroom: 5,0sf for first 2 bedrooms + 100sf act addit	BULK REQUIREMENTS		
Lodging House, Fraternity or Sorority House: 500 per room but no less than 6,000sf per room but no less than 6,000sf per room but no less than 16,000sf per room but no less than 16,000sf mornitory: 600sf per room but no less than 16,000sf per dwelling unit but no less than 16,000sf per dwelling unit but no less than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling in the loss of the facility 7,200sf per dwelling unit but no less than 16,000 than 10,000sf per dwelling in the loss of Temporary Shelter Facility. Residential Facility 8, Temporary Shelter Facility 8, Temporary Shelter Facility 2, Temporary Sh			Single-Family: 6,000sf
Single-Family, 100-Family, 1			Two-Family: 7,200sf
Minimum Lot Area Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 8,000sf Place of Worship & School: 22,000sf Public Building & Community Center: 40,000sf Public Building & Community Center: 40,000sf Public Building: 40,000sf Day Care Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 1-Bedroom: 540sf 2-Bedroom: 750sf 3+Bedrooms: 750sf for first 2 bedrooms + 100sf each additional bedroom Single-Family, Two-Family, Day Care Facility: Interior Lot – 50 ft Corner Lot – 50 ft Corner Lot – 60 ft Place of Worship, School, Public Building & Community Center: 100 ft Corner Lot – 50 ft Corner Lot – 55 ft Dormitory, Community Center, Place of Worship, School & Public Building: 100 ft Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: Interior Lot – 55 ft Dormitory, Community Center, Place of Worship, School & Public Building: 100 ft Single-Family, Two-Family, Multi-Family, Lodging House, Fraternity or Sorority House, Day Care Facility, Residential Facility & Temporary Shelter Facility: 10 ft Maximum Pac Minimum Open Space Maximum FAR Non-Residential Use: 0.6 Maximum Building Height As ft Design Guidelines Section 13.1 SETBACK REQUIREMENTS - ADDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4 Single-Family, Two-Family, Multi-Family, Lodging House, Fraternity or Sorority House, Day Care Facility: 10 ft House, Fraternity or Sorority House, Day Care Facility: 10 ft House, Fraternity or Sorority House, Day Care Facility: 10 ft House, Fraternity or Sorority House, Day Care Facility: 10 ft House, Fraternity or Sorority House, Day Care Facility: 10 ft House, Fraternity or Sorority House, Day Care Facility: 10 ft House, Fraternity or Sorority House,			Lodging House, Fraternity or Sorority House: 500sf per room but no less than 6,000sf
Minimum Lot Area & Temporary Shelter Facility: 8,000sf Place of Worship & School: 22,000sf Community Center: 40,000sf Public Building & Community Center: 40,000sf Place of Worship & School: 22,000sf Public Building: 40,000sf Public Building: 40,000sf Public Building: 40,000sf Day Care Facility: 7,200sf Temporary Shelter Facility: 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Public Building: 40,000sf per bed but no than 7,200sf Public Building: 40,000sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per bed but no than 7,200sf Public Building: 400sf per Buildin		Single-Family: 6,000sf	Dormitory: 600sf per room but no less than 16,000sf
Public Building & Community Center: 40,000sf Place of Worship & School: 22,000sf Public Building: 40,000sf Day Care Facility & Residential Facility: 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 1,800sf Temporary S	Minimum Lot Area		Multi-Family: 2,000sf per dwelling unit but no less than 10,000sf
Public Building: 40,000sf Day Care Facility & Residential Facility: 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 400sf per bed but no than 7,200sf Temporary Shelter Facility: 1-Bedroom: 570sf 3-Bedroom: 570sf 3-Bedroom: 570sf for first 2 bedrooms + 100sf each additional bedroom Single-Family, Two-Family, Lodging House, Fraternity or Sorority House, Day Care Facility: Interior Lot – 50 ft Corner Lot – 50 ft Corne		Place of Worship & School: 22,000sf	Community Center: 40,000sf
Minimum Floor Area (Dwelling Units) Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 400sf per bed but no than 7,200sf Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedroom: 750sf for first 2 bedrooms + 100sf each additional bedroom Interior Lot - 50 ft Corner Lot - 60 ft Place of Worship, School, Public Building & Community Center: 100 ft Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: Interior Lot - 50 ft Corner Lot - 55 ft Dormitory, Community Center, Place of Worship, School & Public Building: 100 ft Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility & Single-Family, Two-Family, Multi-Family, Lodging House, Fraternity or Sorority House, Day Care Facility, 120 ft Maximum Lot Coverage 30% 33% total open space on zoning lot with 50% of front setback & 25% of rear setback Maximum Building Separation Maximum Building Separation Maximum Building Separation Maximum Building Height 35 ft 3		Public Building & Community Center: 40,000sf	Place of Worship & School: 22,000sf
Minimum Floor Area (Dwelling Units) Single-Family, Two-Family, Day Care Facility. Activity and the facility & Temporary Shelter Facility & Temporary Shelter Facility. Bedroom: 750sf of first 2 bedrooms + 100sf each additional bedroom face the design of the facility & Temporary Shelter Facility. Interior Lot - 50 ft Corner Lot - 60 ft Place of Worship, School, Public Building & Community Center: 100 ft Place of Worship, School, Public Building & Community Center: 100 ft Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility & School & Public Building: 100 ft Single-Family, Two-Family, Lodging House, Fraternity or Sorority House, Day Care Facility, Residential Facility & Temporary Shelter Facility & School & Public Building: 100 ft Single-Family, Two-Family, Lodging House, Fraternity or Sorority House, Day Care Facility, Residential Facility & Temporary Shelter Facility: 120 ft Section 13.1 Maximum Lot Coverage 30% 30% 30% 30% 33% total open space on zoning lot with 50% of front setback & 25% of rear setback with 10.0 Minimum Building Separation Maximum Building Separation Maximum Building Height 35 ft 35 ft 35 ft See Section 13.1 SETBACK REQUIREMENTS - ADDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4 Temporary Shelter Facility and the facility or Sorority House, Day Care Facility, Proporary Shelter Facility, House, Fraternity or Sorority House, Day Care Pacility, Proporary Shelter Facility, House, Fraternity or Sorority House, Day Care Pacility, House, Fraternity or Sorority House, Day Care Pacility, House, Fraternity or Sorority House, Day Care Pacility, House, Fraternity or Sorority House, Day Care			Public Building: 40,000sf
Minimum Floor Area (Dwelling Units) Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility, Interior Lot – 50 ft Community Center: 100 ft Place of Worship, School, Public Building & Community Center: 100 ft Place of Worship, School, Public Building & Community Center: 100 ft Single-Family, Two-Family, Day Care Facility, Residential Facility, Residential Facility & Temporary Shelter Facility, Residential Facility, Two-Family, Two-Family, Lodging, House, Fraternity or Sorority House, Day Care Facility, Residential Facility, Two-Family, Lodging, House, Fraternity or Sorority House, Day Care			Day Care Facility & Residential Facility: 7,200sf
Minimum Floor Area (Dwelling Units) Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: Interior Lot – 50 ft Corner Lot – 55 ft Dormitory, Community Center: 100 ft Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility, Residential Facility, Resid			Temporary Shelter Facility: 400sf per bed but no less than 7,200sf
Minimum Lot Width Minimum Lot Depth Minimum Lot Depth Minimum Lot Coverage Minimum Open Space Minimum Par Minimum Par Minimum Par Minimum Building Separation Minimum Building Separation Minimum Building Height Dissipate Family, Iwo-Family, Day Care Facility, School Separation Minimum Building Height Single-Family, Iwo-Family, Day Care Facility, Pacidotial Facility Section 13.1 Single-Family, Iwo-Family, Day Care Facility, Pacidotial Facility Separation Minimum Building Height Single-Family, Iwo-Family, Day Care Facility, Pacidotial Facility Separation Minimum Building Height Single-Family, Iwo-Family, Day Care Facility, Pacidotial Facility Separation Minimum Building Height Single-Family, Iwo-Family, Day Care Facility, Pacidotial Facility Separation Single-Family, Iwo-Family, Day Care Facility, Pacidotial Facility Separation Single-Family, Iwo-Family, Day Care Facility, Pacidotial Facility Separation Single-Family, Two-Family, Day Care Facility, Pacidotial Facility or Sorority House, Day Care			1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom
Community Center: 100 ft Community Center: 100 ft Single-Family, Two-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility & School: 120 ft Maximum Lot Coverage 30% Minimum Open Space Minimum FAR Mon-Residential Use: 0.6 Minimum Building Separation Maximum Building Height 35 ft Design Guidelines Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 120 ft Single-Family, Two-Family, Day Care Facility: 120 ft Single-Family, Two-Family or Sorority House, Day Care Facility: 120 ft 33% total open space on zoning lot with 50% of setback & 25% of rear setback 1.0 Minimum Building Separation Maximum Building Height 35 ft See Section 13.1 SETBACK REQUIREMENTS - ADDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4 Single-Family, Two-Family, Day Care Facility, Pocidential Facility & Temporary Shelter Facility, Pocidential Facility & Temporary Shelter Facility, Pocidential Facility & Temporary Shelter Facility and Care Facility, Pocidential Facility & Temporary Shelter Facility and Care Fac	Minimum Lot Width	Residential Facility & Temporary Shelter Facility: Interior Lot – 50 ft	House, Fraternity or Sorority House, Day Care Facility, Residential Facility & Temporary Shelter Facility:
Minimum Lot Depth Single-Fallily, 1 Wo-Fallily, Day Care Facility, Residential Facility, Temporary Shelter Facility & School: 120 ft Maximum Lot Coverage Minimum Open Space Minimum Open Space Maximum FAR Mon-Residential Use: 0.6 Minimum Building Separation Maximum Building Height Design Guidelines Settler Facility, Two-Family, Day Care Facility, Day Care Facility, Posidential, Two-Family, Day Care Facility, Posidential, Two-Family, Day Care Facility, Posidential, Two-Family, Day Care Facility, Posidential, Facility, Posidential Facility, Tomporary Shelter Facility, Facility, Tomporary Shelter Facility, House, Fraternity or Sorority House, Day Care Facility, House, Fraternity or Sorority House, Day Care Facility, Posidential Facility, Tomporary Shelter Facility, Tomporary Shelter Facility, Tomporary Shelter Facility, Facility, Tomporary Shelter Facility, House, Fraternity or Sorority House, Day Care			Dormitory, Community Center, Place of Worship,
Maximum Lot Coverage30%30%Minimum Open Space33% total open space on zoning lot with 50% of front setback & 25% of rear setback33% total open space on zoning lot with 50% of setback & 25% of rear setbackMaximum FARNon-Residential Use: 0.61.0Minimum Building Separation40 ft between principal buildingsMaximum Building Height35 ft35 ftDesign GuidelinesSection 13.1See Section 13.1SETBACK REQUIREMENTS - ADDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4Single-Family, Two-Family, Day Care Facility, Posidential Englith: 25 Tomporary Shelter Facility, House, Fraternity or Sorority House, Day Care	Minimum Lot Depth	Residential Facility, Temporary Shelter Facility &	House, Fraternity or Sorority House, Day Care Facility, Residential Facility & Temporary Shelter
front setback & 25% of rear setback Maximum FAR Non-Residential Use: 0.6 Minimum Building Separation Maximum Building Height As Framily, Two-Family, Day Care Facility, Posidential Facility, Tomporary Shelter Facility, 25 Setback & 25% of rear setback 1.0 40 ft between principal buildings 35 ft See Section 13.1 See Section 13.1 Single-Family, Two-Family, Multi-Family, Lodging House, Fraternity or Sorority House, Day Care	Maximum Lot Coverage		30%
Maximum FAR Non-Residential Use: 0.6 1.0 Minimum Building Separation 40 ft between principal buildings Maximum Building Height 35 ft 35 ft Design Guidelines Section 13.1 See Section 13.1 SETBACK REQUIREMENTS - ADDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4 Single-Family, Two-Family, Day Care Facility, Pacidential English: 25 Pacidential English: 8 Tomporary Shelter Facility, 25	Minimum Open Space		33% total open space on zoning lot with 50% of front setback & 25% of rear setback
Minimum Building Separation Maximum Building Height 35 ft Design Guidelines Section 13.1 SETBACK REQUIREMENTS – ADDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4 Single-Family, Two-Family, Day Care Facility, Posidential Englith & Tomperary Shelter Facility, House, Fraternity or Sorority House, Day Care	Maximum FAR		
Design Guidelines Section 13.1 See Section 13.1 SETBACK REQUIREMENTS – ADDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4 Single-Family, Two-Family, Day Care Facility, Posidential Englith & Tomperary Shelter Facility, 25 House, Fraternity or Sorority House, Day Care			
SETBACK REQUIREMENTS – ADDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4 Single-Family, Two-Family, Day Care Facility, Posidoptial English & Tomporary Shotter Facility, 25 House, Fraternity or Sorority House, Day Care			
Single-Family, Two-Family, Day Care Facility, Posidential Englith: 8 Temporary Shelter Facility, 25 Single-Family, Two-Family, Multi-Family, Lodging House, Fraternity or Sorority House, Day Care	Design Guidelines	Section 13.1	See Section 13.1
Single-Family, Two-Family, Day Care Facility, Bosidential Eacility & Temporary Shelter Eacility, 25 House, Fraternity or Sorority House, Day Care	SETBACK REQUIREMENTS - AI	DDITIONAL SETBACK REQUIREMENTS IN SECTION	8.4
Front Setback ³ ft Facility, Residential Facility, & Temporary Shelter Facility: 25 ft	Front Setback ³	Residential Facility & Temporary Shelter Facility: 25 ft	Facility, Residential Facility, & Temporary Shelter
Place of Worship & School: 35 ft Dormitory, Place of Worship & School: 35 ft		Place of Worship & School: 35 ft	Dormitory, Place of Worship & School: 35 ft
Other Uses: 50 ft Other Uses: 50 ft		Other Uses: 50 ft	

TABLE 8-2: RESIDENTIAL DISTRICTS BULK AND SETBACK REGULATIONS					
BULK AND SETBACK	DIS	TRICT			
REQUIREMENTS	R-2	R-3			
Interior Side Setback ³	Single-Family: 5 ft Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 10 ft Place of Worship & School: 20 ft	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 10 ft Multi-Family, Lodging House, Fraternity or Sorority House, Dormitory, Place of Worship & School: 20 ft			
Street Side Setback ³	Other Uses: 50 ft Single-Family: 10 ft Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 15 ft Place of Worship & School: 25 ft Other Uses: 50 ft	Other Uses: 50 ft Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 15 ft Multi-Family, Lodging House, Fraternity or Sorority House, Place of Worship & School: 25 ft Dormitory: 30 ft Other Uses: 50 ft			
Rear Setback ³	Single-Family: 35 ft or 20% of lot depth, whichever is less Two-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft Other Uses: 50 ft	Single-Family, Two-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility & Place of Worship: 35 ft Multi-Family, Lodging House, Fraternity or Sorority House, Place of Worship, School & Dormitory: 40 ft Other Uses: 50 ft			

TAE	BLE 8-2: RESIDENTIAL DISTRICTS BULK AND SETB	ACK REGULATIONS
BULK AND SETBACK	DIST	RICT
REQUIREMENTS	R-3A	R-4
BULK REQUIREMENTS		
	Single-Family: 6,000sf	
	Two-Family: 7,200sf	Single-Family: 6,000sf
	Lodging House, Fraternity or Sorority House: 700sf per room but no less than 6,000sf	Two-Family, Day Care Facility & Residential Facility: 8,000sf
Minimum Lot Area	Multi-Family: 2,800sf per dwelling unit but no less than 10,000sf	Townhouse & Multi-Family: 3,600sf per dwelling unit but no less than 12,000sf
	Place of Worship & School: 22,000sf	Community Center & Public Building: 40,000sf
	Public Building: 40,000sf	Place of Worship & School: 22,000sf
	Day Care Facility & Residential Facility: 7,200sf	Temporary Shelter Facility: 800sf per bed but no
	Temporary Shelter Facility: 800sf per bed but no less than 7,200sf	less than 8,000sf
Minimum Floor Area (Dwelling Units)	Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom	Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom
Minimum Lot Width	Single-Family, Two-Family, Multi-Family, Lodging House, Fraternity or Sorority House, Day Care Facility, Residential Facility & Temporary Shelter Facility: Interior Lot – 50 ft Corner Lot – 55 ft	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: Interior Lot – 50 ft Corner Lot – 60 ft Townhouse & Multi-Family: 75 ft
	Place of Worship, School & Public Building: 100 ft	Community Center, Place of Worship, School & Public Building: 100 ft
Minimum Lot Depth	Single-Family, Two-Family, Multi-Family, Lodging House, Fraternity or Sorority House, Day Care Facility, Residential Facility & Temporary Shelter Facility: 120 ft	Single-Family, Two-Family, Multi-Family, Townhouse, Day Care Facility, Residential Facility, Temporary Shelter Facility & School: 120 ft
Maximum Lot Coverage	30%	30%
Minimum Open Space	33% total open space on zoning lot with 50% of front setback & 25% of rear setback	33% total open space on zoning lot with 50% of front setback & 25% of rear setback
Maximum FAR	0.7	0.6
Minimum Building Separation	40 ft between principal buildings	40 ft between principal buildings on the same zoning lot 10 ft between townhouses on the same zoning lot
Maximum Building Height	35 ft	35 ft
Design Guidelines	See Section 13.1	See Section 13.1
SETBACK REQUIREMENTS – AD	DDITIONAL SETBACK REQUIREMENTS IN SECTION	8.4
Front Setback ³	Single-Family, Two-Family, Multi-Family, Lodging House ⁵ , Fraternity or Sorority House ⁵ , Day Care Facility, Residential Facility & Temporary Shelter Facility: 25 ft	Single-Family, Two-Family, Townhouse, Multi- Family, Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft
	Place of Worship & School: 35 ft	Other Uses: 50 ft
Interior Side Setback ³	Other Uses: 50 ft Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 10 ft	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 10 ft

TABLE 8-2: RESIDENTIAL DISTRICTS BULK AND SETBACK REGULATIONS					
BULK AND SETBACK	DISTI	RICT			
REQUIREMENTS	R-3A	R-4			
	Multi-Family, Lodging House ⁵ , Fraternity or Sorority House ⁵ , Place of Worship & School: 20 ft	Multi-Family, Townhouse, Place of Worship & School: 20 ft			
	Other Uses: 50 ft	Other Uses: 50 ft			
	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 15 ft	Single-Family, Two-Family, Day Care, Residential Facility & Temporary Shelter Facility: 15 ft			
Street Side Setback ³		Multi-Family & Townhouse: 30 ft			
Rear Setback ³	Multi-Family, Lodging House ⁵ , Fraternity or Sorority House ⁵ , Place of Worship & School: 25 ft	Place of Worship & School: 25 ft			
	Other Uses: 50 ft	Other Uses: 50 ft			
	Single-Family, Two-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility & Place of Worship: 35 ft	Single-Family, Two-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft			
	Multi-Family, Lodging House ⁵ , Fraternity or Sorority House ⁵ , Place of Worship & School: 40 ft	Multi-Family & Townhouse: 40 ft			
	Other Uses: 50 ft	Other Uses: 50 ft			

TABLE 8-2: RESIDENTIAL DISTRICTS BULK AND SETBACK REGULATIONS					
BULK AND SETBACK	DIST	RICT			
REQUIREMENTS	R-5	R-6			
BULK REQUIREMENTS					
		Single-Family: 6,000sf			
	Single-Family: 6,000sf	Two-Family, Day Care Facility & Residential Facility: 8,000sf			
	Two-Family, Day Care Facility & Residential Facility: 8,000sf	Townhouse: 2,800sf per dwelling unit but no less			
	Townhouse: 2,800sf per dwelling unit but no less than 12,000sf	than 12,000sf Multi-Family: 2,000sf per dwelling unit but no less			
Minimum Lot Area	Multi-Family: 2,000sf per dwelling unit but no less than 10,000sf	than 10,000sf			
	Community Center & Public Building: 40,000sf	Dormitory, Nursing Home & Convalescent Home: 620sf per dwelling unit but no less than 16,000sf			
	Place of Worship & School: 22,000sf	Community Center & Public Building: 40,000sf			
	Temporary Shelter Facility: 400sf per bed but no	Place of Worship & School: 22,000sf			
	less than 8,000sf	Temporary Shelter Facility: 400sf per bed but no less than 8,000sf			
Minimum Floor Area (Dwelling Units)	Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for	Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf			
	each additional bedroom Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: Interior Lot – 50 ft Corner Lot – 60 ft	for each additional bedroom Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: Interior Lot – 50 ft Corner Lot – 60 ft			
Minimum Lot Width	Townhouse & Multi-Family: 75 ft	Townhouse, Multi-Family, Dormitory, Nursing Home & Convalescent Home: 75 ft			
	Community Center, Place of Worship, School & Public Building: 100 ft	Community Center, Place of Worship, School & Public Building: 100 ft			
Minimum Lot Depth	Single-Family, Two-Family, Multi-Family, Townhouse, Day Care Facility, Residential Facility, Temporary Shelter Facility & School: 120 ft	Single-Family, Two-Family, Multi-Family, Townhouse, Day Care Facility, Residential Facility, Temporary Shelter Facility & School: 120 ft			
Maximum Lot Coverage	30%	40%			
Minimum Open Space	33% total open space on zoning lot with 50% of front setback & 25% of rear setback	33% total open space on zoning lot with 50% of front setback & 25% of rear setback			
Maximum FAR	0.7	1.5			
Minimum Building Separation	40 ft between principal buildings 10 ft between townhouses	40 ft between principal buildings 10 ft between townhouses			
Maximum Building Height	45 ft	45 ft			
Design Guidelines	See Section 13.1	See Section 13.1			
SETBACK REQUIREMENTS – AD	DITIONAL SETBACK REQUIREMENTS IN SECTION				
Front Setback ³	Single-Family, Two-Family, Townhouse, Multi- Family, Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft	Single-Family, Two-Family, Townhouse, Multi- Family, Dormitory, Nursing Home, Convalescent Home, Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft			
	Other Uses: 50 ft	Other Uses: 50 ft			

TABLE 8-2: RESIDENTIAL DISTRICTS BULK AND SETBACK REGULATIONS							
BULK AND SETBACK	DISTRICT						
REQUIREMENTS	R-5	R-6					
SETBACK REQUIREMENTS - AD	DITIONAL SETBACK REQUIREMENTS IN SECTION	8.4					
	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 10 ft	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 10 ft					
Interior Side Setback ³ Street Side Setback ³	Multi-Family, Townhouse, Place of Worship & School: 20 ft	Multi-Family, Townhouse, Dormitory, Nursing Home, Convalescent Home, Place of Worship & School: 20 ft					
	Other Uses: 50 ft	Other Uses: 50 ft					
	Single-Family, Two-Family, Day Care, Residential Facility & Temporary Shelter Facility: 15 ft	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 15 ft					
	Multi-Family & Townhouse: 30 ft Place of Worship & School: 25 ft	Multi-Family, Townhouse, Dormitory, Nursing Home, Convalescent Home, Place of Worship & School: 30 ft					
	Other Uses: 50 ft	Other Uses: 50 ft					
Rear Setback ³	Single-Family, Two-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft	Single-Family, Two-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft					
	Multi-Family & Townhouse: 40 ft	Multi-Family, Townhouse, Dormitory, Nursing Home & Convalescent Home: 40 ft					
	Other Uses: 50 ft	Other Uses: 50 ft					

TABLE 8-2: RESIDENTIAL DISTRICTS BULK AND SETBACK REGULATIONS	
BULK AND SETBACK REQUIREMENTS	DISTRICT
	R-7
BULK REQUIREMENTS	
Minimum Lot Area	Single-Family: 6,000sf
	Two-Family, Day Care Facility & Residential Facility: 8,000sf
	Townhouse: 2,100sf per dwelling unit but no less than 12,000sf
	Multi-Family: 1,500sf per dwelling unit but no less than 10,000sf
	Community Center & Public Building: 40,000sf
	Place of Worship & School: 22,000sf
	Temporary Shelter Facility: 400sf per bed but no less than 8,000sf
	Efficiency Dwelling Unit: 400sf
Minimum Floor Area (Dwelling Units)	1-Bedroom: 540sf 2-Bedroom: 750sf
(Dwelling offics)	3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom
Minimum Lot Width	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility:
	Interior Lot – 50 ft
	Corner Lot – 60 ft
	Townhouse & Multi-Family: 75 ft
	Community Center, Place of Worship, School & Public Building: 100 ft Single-Family, Two-Family, Multi-Family, Townhouse, Day Care Facility, Residential Facility,
Minimum Lot Depth	Temporary Shelter Facility & School: 120 ft
Maximum Lot Coverage	40%
Minimum Open Space	33% total open space on zoning lot with 50% of front setback & 25% of rear setback
Maximum FAR	3.5 40 ft between principal buildings
Minimum Building Separation	10 ft between townhouses
Maximum Building Height	70 ft
Design Guidelines	See Section 13.1
SETBACK REQUIREMENTS - AD	DDITIONAL SETBACK REQUIREMENTS IN SECTION 8.4
Front Setback ³	Single-Family, Two-Family, Townhouse, Multi-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility, Place of Worship & School: 35 ft
	Other Uses: 50 ft
Interior Side Setback ³	Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility: 10 ft
	Multi-Family, Townhouse, Place of Worship & School: 20 ft
	Other Uses: 50 ft Single-Family, Two-Family, Day Care Facility, Residential Facility & Temporary Shelter Facility:
Street Side Setback ³	15 ft
	Multi-Family & Townhouse: 30 ft
	Place of Worship & School: 25 ft
	Other Uses: 50 ft
	Single-Family, Two-Family, Day Care Facility, Residential Facility, Temporary Shelter Facility,
	Place of Worship & School: 35 ft
Rear Setback ³	Place of Worship & School: 35 ft Multi-Family & Townhouse: 40 ft

8.4 ADDITIONAL SETBACK REQUIREMENTS

A. Front Setback

1. When more than twenty-five percent (25%) of the blockface on the side of the street between intersections is occupied by structures having setbacks less than the minimum setback required by this Code, the minimum required setback for all new or relocated structures is the average of all existing buildings on the blockface. See Figure 8-1: Front Setback Averaging.

MIN. SETBACK OF
10' ESTABLISHED
BY AVERAGE

15' 20' 10' 10' 20'

PROPOSED
BUILDING

EXAMPLE: 20' MIN. SETBACK
REQUIRED BY ORDINANCE

FIGURE 8-1: FRONT SETBACK AVERAGING

2. For new structures, when there is an established setback different from the minimum required setback, and there are existing buildings on both sides, the front setback will be no greater than that which would be established by connecting a straight line between the forward-most portions of the adjacent building on either side. This provision does not apply to multi-family dwellings, lodging houses, and fraternity and sorority houses in the R-3 District. See Figure 8-2: Established Front Setback.

¹ Animal density allowances are calculated using gross acreage of all substantially contiguous property owned or leased by the same property owner regardless of jurisdictional boundary and rounded up to the nearest whole number.

² All properties with livestock must have a Waste Utilization Plan (according to NRCS Standard 633) that is approved by the applicable county soil and water conservation district and comply with all MPCA permitting requirements.

³ Setbacks in the residential districts are subject to the requirements of Section 8.4.

⁴ Includes civic and cultural buildings.

⁵ Principal structures containing a lodging house and fraternity or sorority houses constructed prior to July 1, 1990 are permitted to use the existing setbacks. Any addition must comply with the setback requirements of Table 8-2.

PRIMARY STREET

10' 10' 10' 10'

PROPOSED BUILDING

FIGURE 8-2: ESTABLISHED FRONT SETBACK

B. Street Side Setback

1. When there is an adjoining lot facing onto the side street, the side street setback must be increased from the required minimum setback to that of the required front setback (See Figure 8-3: Street Side Setback – Reverse Corner Lot).

FRONT STREET SIDE SETBACK SAME AS FRONT SETBACK

STREET SIDE SETBACK
STREET SIDE SETBACK
STREET SIDE SETBACK
STREET SIDE SETBACK
STREET SIDE SETBACK

WY

WHENCE STREET SIDE SETBACK

WHENCE STREET SIDE STREET SIDE SETBACK

WHENCE STREET SIDE S

FIGURE 8-3: STREET SIDE SETBACK - REVERSE CORNER LOT

2. In residential districts, where a garage fronts onto a side street, the minimum setback must be twenty (20) feet. (See Figure 8-4: Street Side Setback – Side Street Garage Access)

SIDE STREET

FIGURE 8-4: STREET SIDE SETBACK - SIDE STREET GARAGE ACCESS

C. Interior Side Setback

1. Substandard Lot of Record

For a substandard lot of record with a single-family or two-family dwelling, the minimum interior side setback may be reduced to twenty percent (20%) of the lot width, except for single-family dwellings in the R-2 District where the interior side yard setback must be a minimum of five (5) feet. However, in no case, the interior side setback must be no less than five (5) feet and the street side setback must be no less than ten (10) feet.

20'

ALLEY

2. Building Height Setback

If the structure is greater than seventeen (17) feet in height, the interior side setback requires an additional foot of setback for each two (2) feet of structure height over seventeen (17) feet. In the case where a lot is occupied by a single-family or two-family dwelling with a side yard setback less than what is required in this section, the existing dwelling unit structure establishes the side yard setback, except, in no case, the interior side setback must be no less than five (5) feet.

D. Rear Setback

1. Substandard Lot of Record

Where a lot of record has less than the minimum depth required, thirty-three percent (33%) of the total lot depth is required as rear yard.

2. Building Height Setback

In such case where a multi-family structure exceeds thirty-five (35) feet in height, an additional rear setback of one-half (0.5) foot is required for each foot of vertical building height over thirty-five (35) feet.

E. Pipeline Setback

- 1. The purpose of this provision is to increase public safety by requiring that new development be set back from pipeline locations. This requirement applies to new residential and other development. It does not apply to development that has occurred or for which development permits have been issued before the effective date of this requirement.
- **2.** Buildings and places of assembly may not be constructed closer to the pipeline than the boundary of the pipeline easement.

8.5 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Structures and Uses

See Section 15.5 (Accessory Structures and Uses) for standards governing accessory structures and uses.

B. Temporary Uses

See Section 14.4 (Temporary Uses) for standards governing temporary uses.

C. On-Site Development Standards

See Article 15 (On-Site Development Standards) for on-site development standards.

D. Off-Street Parking and Loading

See Article 16 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping and Screening

See Article 17 (Landscaping, Buffering and Screening) for standards governing landscaping and screening.

F. Signs

See Article 18 (Signs) for standards governing signs.