

Chapter 25 ZONING

ARTICLE 9. R-4 DISTRICT, MID-DENSITY HOUSING

Sec. 25-41 Purpose.

The purpose of the R-4, Mid-Density Housing District is to provide for moderate density residential development through any of a variety of housing types.

Sec. 25-42 Uses in the R-4 District.

(a) Permitted Uses:

- (1) All permitted Uses in the R-3 District.
- (2) Townhouses
- (3) Buildings containing three (3) to eight (8) dwelling units.

(b) Accessory Uses:

- (1) Accessory Uses permitted in the R-3 District.
 - a) Accessory buildings may not exceed 120 square feet.

(c) Special Uses:

- (1) All Special Uses permitted in an R-3 District.
- (2) Office use connected with a group home operation in the R-4 District. Licensed residential services and nonresidential services for persons with disabilities (as these terms are defined in MN Stat.245A.02, Subd. 10 and MN Stat. 245A.02 Subd. 14 or any amendment to either of these sections) and as required by MN Statute 245A.11 or MN Stat.245A.14, or any amendment to either of these provisions; including uses in which a portion of the dwelling, not to exceed 40% of the total square footage of the dwelling, is used for administrative purposes incidental and relating directly to the provision of such licensed residential or nonresidential services on site.
- (3) Condo conversions. The conversion of rental units to owner occupied dwellings, with the provision it meet all current building codes, standards and other zoning requirements, as applicable.

Sec. 25-43 Requirements on Lot Area and Lot Dimensions.

In determining minimum lot area, minimum lot dimensions, and maximum lot coverage, the following table shall be used.

Type of Dwelling Unit Units	Minimum Lot Area Per Dwelling Unit	Minimum Lot Dimensions
Single-Family Detached	9,600	Width: 80 feet Depth: 120 feet
Two-Family	5,400	Width: 90 feet Depth: 120 feet
Three-Eight Family	4,400	
Townhouse	4,400	

Sec. 25-44 Schedule of Allowances.

- (a) For each parking stall in or under an apartment building or otherwise completely underground; subtract 400 square feet from the total minimum lot area.
- (b) For each multiple-family housing unit with a balcony of not less than 45 square feet; subtract 200 square feet from the total minimum lot area.

Sec. 25-45 Requirements on Setbacks, Yards, and Heights.

The maximum height of one- or two-family buildings shall be Forty (40) feet. The maximum height of other buildings, thirty-three (33) feet. In determining minimum building setbacks, the following table shall be used:

Building Type	Front	Corner Side	Interior Side	Rear	Between Buildings
Single-Family	30'	20'	10'	40'	The minimum distance between buildings at any point shall be equal to the height of the exterior wall or 15 feet, whichever is greater.
Two-Family	30'	20'	10'	40'	
Three-Eight	30'*	25'	20'**	40'	
Townhouse (4-8 units/bldg)	30'*	25'	20'**	40'	
Accessory	30'	20	5'	5'	

* *Front setback on arterial streets increases to 40 feet.*

** *Add 6 inches for each foot the average height of the building exceeds 20 feet.*

Sec. 25-46 Parking Requirements.

Off-street parking shall be provided in accordance with Article 18. Parking areas or circulation drives shall be set back at least five (5) feet from any lot line.

Sec. 25-47 Minimum Requirements for Single-Family Dwellings.

Same as Section 25-26

Sec. 25-48 Reserved.