

ARTICLE VI – RESIDENTIAL DISTRICTS VI

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ARTICLE VI -- RESIDENTIAL DISTRICTS

Section 6.00 R-A RURAL RESIDENTIAL DISTRICT:

The purpose of this district is to provide suitable areas for low-density residential development, not to exceed one (1) dwelling per five (5) acres of land, in areas within the township described as the "Suburban Subdivision Area" in the Comprehensive Plan.

A. PERMITTED USES:

1. One single family detached dwelling per lot.
2. Keeping and raising of livestock and poultry for personal use only, and as an accessory use only, provided they are housed and fenced so as to not become a nuisance and are clearly noncommercial in nature. The animal density shall not be greater than one (1) animal unit per acre of pastureland except for the raising of poultry where the maximum number of chickens shall not exceed 50 chickens. In no case shall any structure used for housing poultry or livestock be located be nearer than fifty (50) feet to any property line.
3. Home Occupation as regulated in Section 10.02.
4. A state licensed group home or foster home serving six or fewer mentally retarded or physically handicapped persons.
5. Small non-utility wind energy conversion system.
6. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

B. CONDITIONAL USES: (Also see Section 4.02, Conditional Use.)

1. One mobile home as a second dwelling on a lot with a non-farm dwelling under one or more of the following circumstances:
 - a. When there is a need to provide health care services to residents of either of the dwellings; or

2. Private or public facilities including but not limited to schools, churches, cemeteries, parks, and community buildings.
3. Public utility buildings such as substations, transformer stations, and regulator stations without service or storage yards.
4. Supervised living facilities for the mentally retarded or physically handicapped, provided that the facility is family-like as determined by:
 - a. Family-style appearance of building;
 - b. Central housekeeping;
 - c. Designated adult(s) in charge at all times; and
 - d. Maximum of sixteen (16) mentally retarded or physically handicapped persons in residence.
5. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.

C. GENERAL DISTRICT REGULATIONS:

1. Height Regulations:
 - a. No residential buildings used for dwellings shall hereafter be erected or structurally exceed thirty five (35) feet in height.
 - b. Public or semi- public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.
2. Front yard Regulations:
 - a. A minimum front yard of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, county, and township roads.
 - b. A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.
3. Side Yard Regulations:

- a. A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, county, and township roads.
 - b. A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.
 - c. A minimum interior side yard width of not less than twenty five (25) feet shall be provided.
4. **Rear Yard Regulations:**
- a. A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.
5. **Lot Area Regulations:**
- a. Each lot used for residential purposes shall have an area of not less than five (5) acres, except when additional lot area is required by the County Health Department to meet Board of Health regulations.
6. **Lot Width Regulations:**
- a. Each lot shall have a minimum width of one hundred fifty (150) feet at the front building line.

Section 6.04 R-2 MIXED LOW DENSITY RESIDENTIAL DISTRICT:

The purpose of this district is to provide a limited amount of mixed low density residential development that would not exceed ten (10) dwelling units per acre in areas served by public or centralized sewage collection and treatment system and identified as “Mixed Use Residential” in the Comprehensive Plan.

A. Permitted Uses:

- 1. One single-family detached dwelling.
- 2. Two-family dwellings.
- 3. Single attached dwellings of two (2) dwelling units.
- 4. A home occupation as regulated in Section 10.02.
- 5. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

6. The raising of a maximum of ten (10) chickens as regulated in Section 10.51, as long as it is an accessory use to a single-family detached dwelling.
7. The following residential uses: State licensed residential facility serving six or fewer persons; Licensed family adult foster care home or foster care for adults with five or fewer beds as permitted in MS 245A.11, Subd. 2a. No more than one four (4) square foot sign advertising the facility shall be permitted at the primary driveway entrance.
8. The following non-residential uses: State licensed non-residential facility or day care facility serving 12 or fewer persons, and a group family day care facility serving 14 or fewer children. No more than one four (4) square foot sign advertising the facility shall be permitted at the primary driveway entrance.

B. Conditional Uses: (See also Section 4.02, Conditional Uses.)

1. Single family attached dwellings of over two (2) dwelling units.
2. Mobile home parks and subdivision as regulated in Section 10.42.
3. Multiple family dwellings.
4. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same property.
5. State licensed residential facility serving from 7 through 16 persons. No more than one four (4) square foot sign advertising the facility the facility shall be permitted at the primary driveway entrance.

C. General District Regulations:

1. **Height Regulations:** No building shall exceed thirty five (35) feet in height.
2. **Lot Regulations:** For each lot to be developed for building purposes that is within an Urban Service Area as designated on the Olmsted County General Land Use Plan proposed to be served by a public or centralized sewage collection and treatment system, development regulations shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development. For lots located outside Urban Service Areas as designated on the General Land Use Plan and proposed to be served by a public or centralized sewage collection and treatment, development regulations shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

3. **Lot Area Regulations:** The minimum lot area for each type of residential dwelling is as follows:
 - a. 6,000 square feet one family dwelling;
 - b. 9,000 square feet two family dwelling;
 - c. 4,500 square feet single family attached dwelling consisting of only two buildings;
 - d. The lot area for other single family attached dwellings and multiple family dwellings need not meet a specific minimum lot area, providing the following criteria are satisfied:
 - 1) The density limit for the district is not exceeded.
 - 2) Land included in the development site that is not proposed to be included as a private lot area is preserved as open space, subject to Section 10.38 & 10.42.
 - 3) The maximum lot coverage of all structures does not exceed forty (40%) percent of the entire development site.
4. **Density:**
 - a. The density for any development in the district shall not exceed ten (10) dwelling units per acre. The density shall be a net density (gross acreage of the development site minus the road right-of-ways).
5. **Front Yard Regulations:**
 - a. A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.
 - b. A minimum front yard depth of not less than twenty-five (25) feet shall be provided on all lots adjoining local roads and streets.
6. **Side Yard Regulations:**
 - a. A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state and county roads.

- b. A minimum side street yard width of not less than twenty-five (25) feet shall be provided on all lots adjoining local roads and streets.
 - c. A minimum interior side yard width of not less than ten (10) feet shall be provided.
- 7. **Rear Yard Regulations:**
 - a. A minimum rear yard depth of not less than twenty five (25) feet shall be provided.
- 8. **Lot Width Regulations:** The minimum lot width for each type of dwelling is as follows:
 - a. 60 feet – one and two family
 - b. 45 feet – single family attached consisting of only two (2) buildings.
- 9. **Lot Coverage Regulations:**
 - a. The maximum lot coverage of all structures does not exceed forty (40%) percent of the lot.
- 10. **Development Site Regulations:** The development site regulations for single family attached dwellings involving three or more buildings and for multiple-family dwellings are regulated by the following:
 - a. Minimum size of a development site – 13,000 square feet;
 - b. Minimum width of a development site – 80 feet;
 - c. Yards within a development site: The yard regulations established in Section 6.04 (C, 5, 6, & 7) shall apply to the outer boundaries of a development site and shall be applied within a development site 1) along any public or private road, and 2) along any lot line other than one which divides two attached dwellings.

D. Wind Energy Conversion System Standards:

- 1. The height of the WECS including the blades shall be limited to 120 feet, except as specified in the RC district.
- 2. The setback is established in Section 10.50(C)(1). The wind turbine is not permitted to be located in a front or side street side yard.

3. **No lighting shall be permitted on the wind turbine, unless required by the Federal Aviation Administration.**
4. **The wind turbine shall meet the standards set forth in Section 10.50(E).**