

SECTION 6: RESIDENTIAL DISTRICTS

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ARTICLE ONE: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

Subdivision 1: Purpose

The "R-1" Single-Family Residential District is designed to be the most restrictive of the residential districts. The intent of the "R-1" Single-Family District is to provide for an attractive environment for low density, single family detached dwellings in settings with larger lot sizes and increased open space surrounding the dwelling, while also allowing for directly related and complementary residential uses that serve the residents in the district.

Subdivision 2: Permitted Uses

The following are permitted uses:

- A. Dwellings, Single-family detached.
- B. Essential services.
- C. Farming.
- D. Group family daycare facility licensed under Minnesota Rules 9502.0315 to 9502.0445, to serve fourteen (14) or fewer children as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- E. Public open space.
- F. State licensed daycare facility serving twelve (12) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- G. State licensed residential facility (group home) or a housing with services establishment registered under Minnesota Statutes Chapter 144D, serving six (6) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended. Residential facilities whose primary purpose is to treat juveniles who have violated criminal statutes related to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall be considered prohibited.

Subdivision 3: Permitted Accessory Uses

The following are permitted accessory uses:

- A. Accessory buildings in accordance with the provisions as provided within this Article and within Section 13 of this Ordinance.
- B. Decorative landscaping features, fencing, and screening as permitted and regulated in Section 15.
- C. Decks and patios.
- D. Non-commercial gardening.
- E. Permitted home occupations, as regulated by Section 13 of this Ordinance.
- F. Private swimming pools with a depth exceeding twenty-four (24) inches and 5,000 gallons shall be located in the rear yard only and shall require fencing in accordance with building code requirements and Section 15 of this Ordinance. Additional standards as provided in Section 14 of this Ordinance shall be met. (*Ord. No. 644*)
- G. Residential kennel, as defined in Section 2 of this Ordinance, which meets the registration and licensing requirements as provided within Chapter 87, Article II Dogs of the Isanti City Code.
- H. Rummage, Garage, Craft and Boutique sales. The infrequent temporary display and sale, by and occupant on his/her premises, of personal property, including general household rummage, used clothing and appliances, provided the exchange or sale of merchandise is conducted within the residence or accessory structure.
 - 1. The number of sales shall not exceed four (4) per year.
 - 2. The duration of sales does not exceed three (3) consecutive days.

3. Any related signage shall be limited to the premises and to other residential property provided that the property owner's permission has been obtained to display such signage, and signage shall conform to the sign ordinance and shall be removed at the termination of the sale.

Subdivision 4: Conditional Uses

The following are conditional uses allowed in the "R-1" Single-Family Residential District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

- A. Bed and Breakfast establishments subject to those standards as provided within Section 13 of this Ordinance.
- B. Cemetery.
- C. Community recreation.
- D. Educational institutions.
- E. Public buildings.
- F. Religious institutions.
- G. Telecommunication towers and antennas. Standards as provided in Section 13 shall be met; in addition to the following stipulation.
 1. Towers and antennas located within the "R-1" Single-Family District are limited to municipal functions and applications only.
- H. Adult Day Center serving twelve (12) or fewer persons. (*Ord. No. 594*)

Subdivision 5: Interim Uses

The following are interim uses allowed in the "R-1" Single-Family Residential District and require an Interim Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

- A. Special home occupations, which is accessory to a residential dwelling; subject to the requirements provided in Section 13 of this Ordinance.
- B. Temporary Real Estate Offices, subject to the performance standards as provided within Section 13 of this Ordinance.

Subdivision 6: Lot Requirements and Setbacks

- A. Lot Requirements.

Lot Size	11,000 square feet
Lot Width	
Corner	95 feet
Other	80 feet
Lot Depth	137 feet
- B. Setbacks and Height Restrictions – Principal Building.

Minimum Front Yard Setback	30 feet
Minimum Rear Yard Setback	30 feet
Minimum Side Yard Setback	10 feet, each side
Minimum Street Side Yard Setback	20 feet
Maximum Height	2 ½ stories or 35 feet
Maximum Impervious Surface Coverage	25%

- C. Setbacks – Accessory Buildings.
 Regulations for Accessory structures are provided in Section 13 of this Ordinance.
- | | |
|--------------------------|---------|
| Rear Yard Setback | 5 feet |
| Side Yard Setback | 5 feet |
| Street Side Yard Setback | 20 feet |
- D. Garage Requirements.
 With the exception of dwelling units constructed prior to the effective date of this Ordinance, all dwelling units shall include an enclosed attached garage. All such garages shall be attached and constructed to accommodate two (2) vehicles parked side-by-side. Tandem garage spaces are permitted providing the required number of side-by-side parking spaces are met.
- | | |
|--------------------|-----------------|
| Minimum Floor Area | 720 square feet |
| Minimum Width | 24 feet |
| Minimum Depth | 20 feet |
- E. Usable Lot Requirements.
 All portions of the required minimum lot size for the district, not located within the standard five (5) foot drainage and utility easements must be 100% usable, as defined in Section 2 of this Ordinance.

Subdivision 7: Special Regulations

- A. All dwellings must have a minimum of twelve hundred (1200) square feet of livable floor space above grade. All dwellings must have a permanent, full-perimeter foundation and frost footings, which shall meet building code requirements.
- B. No residence shall be less than twenty-four (24) feet in width, as measured across the narrowest portion of the dwelling.
- C. Building elevations shall provide for diversity in terms of, to include but is not limited to, the type of materials, building orientation, window location, and roof pitch. The exterior design, proportions, and materials shall be selected to achieve a quality design and a sense of individuality.
- D. The design of the structure shall be similar in character and appearance to other dwellings in the area with regard to unit size, roof overhangs, roof materials, roof pitch, and exterior materials.
1. A roof constructed of asphalt composition, shingle, tile, crushed rock, or similar roofing material, which is compatible with surrounding development shall be used.
 2. Exterior siding of brick, wood, stucco, plaster, concrete, or other similar materials, which is finished and non-glossy and non-reflective; and which is compatible with the surrounding development shall be used.
 3. A predominant shape and form that is compatible with the surrounding neighborhood shall be used.

ARTICLE TWO: “R-2” SINGLE FAMILY RESIDENTIAL DISTRICT

Subdivision 1: Purpose

The “R-2” Single-Family Residential District is designed to accommodate single-family detached dwellings. The intent is to provide opportunities for smaller single-family homes on mid-range lot sizes, while also allowing for directly related and complementary residential uses that serve the residents of the district. The district will provide more affordable single-family housing options as well as will allow for a more compact development pattern that will better protect and preserve identified natural resource areas.

Subdivision 2: Permitted Uses

The following are permitted uses:

- A. Dwellings, Single-family detached.
- B. Essential services.
- C. Farming.
- D. Group family daycare facility licensed under Minnesota Rules 9502.0315 to 9502.0445, to serve fourteen (14) or fewer children as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- E. Public open space.
- F. State licensed daycare facility serving twelve (12) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- G. State licensed residential facility (group home) or a housing with services establishment registered under Minnesota Statutes Chapter 144D, serving six (6) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended. Residential facilities whose primary purpose is to treat juveniles who have violated criminal statutes related to sex offenses of have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offense shall be considered prohibited.

Subdivision 3: Permitted Accessory Uses

The following are permitted accessory uses:

- A. Accessory buildings in accordance with the provisions as provided within this Article and within Section 13 of this Ordinance.
- B. Decorative landscaping features, fencing, and screening as permitted and regulated in Section 15.
- C. Decks and patios.
- D. Non-commercial gardening.
- E. Permitted home occupations, as regulated by Section 13 of this Ordinance.
- F. Private swimming pools with a depth exceeding twenty-four (24) inches and 5,000 gallons shall be located in the rear yard only and shall require fencing in accordance with building code requirements and Section 15 of this Ordinance. Additional standards as provided in Section 14 of this Ordinance shall be met. (*Ord. No. 644*)
- G. Residential kennel, as defined in Section 2 of this Ordinance, which meets the registration and licensing requirements as provided within Chapter 87, Article II Dogs of the Isanti City Code.
- H. Rummage, Garage, Craft and Boutique sales. The infrequent temporary display and sale, by an occupant on his/her premises, of personal property, including general household rummage, used clothing and appliances, provided the exchange or sale of merchandise is conducted within the residence or accessory structure.
 - 1. The number of sales shall not exceed four (4) per year.

2. The duration of the sales does not exceed three (3) consecutive days.
3. Any related signage shall be limited to the premises and to other residential property provided that the property owner's permission has been obtained to display such signage, and signage shall conform to the sign ordinance and shall be removed at the termination of the sale.

Subdivision 4: Conditional Uses

The following are Conditional Uses allowed in the "R-2" Single-Family Residential District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

- A. Bed and Breakfast establishments subject to those standards as stipulated within Section 13 of this Ordinance.
- B. Cemetery.
- C. Community recreation.
- D. Educational institutions.
- E. Public buildings.
- F. Religious institutions.
- G. Telecommunication towers and antennas. Additional standards as provided in Section 13 of this Ordinance shall be met.
- H. Adult Day Center serving twelve (12) or fewer persons. (*Ord. No. 594*)

Subdivision 5: Interim Uses

The following are Interim Uses permitted in the "R-2" Single-Family Residential District and require an Interim Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

- A. Boarding House.
- B. Special home occupations, which is accessory to a residential dwelling; subject to the requirements provided in Section 13 of this Ordinance.
- C. Temporary Real Estate Offices, subject to the performance standards as provided within Section 13 of this Ordinance.

Subdivision 6: Lot Requirements and Setbacks

- A. Lot Requirements.

Lot Size	9,000 square feet
Lot Width	
Corner	90 feet
Other	75 feet
Lot Depth	120 feet
- B. Setbacks and Height Restrictions – Principal Building.

Minimum Front Yard Setback	30 feet
Minimum Rear Yard Setback	30 feet
Minimum Side Yard Setback	10 feet, each side
Minimum Street Side Yard Setback	20 feet
Maximum Height	2 ½ stories or 35 feet
Maximum Impervious Surface Coverage	25%

C. Setbacks – Accessory Buildings.

Regulations for Accessory structures are provided in Section 13 of this Ordinance

Rear Yard Setback	5 feet
Side Yard Setback	5 feet
Street Side Yard Setback	20 feet

D. Garage Requirements.

With the exception of dwelling units constructed prior to the effective date of this Ordinance, all dwelling units shall include an enclosed attached garage. All such garages shall be attached and constructed to accommodate two (2) vehicles parked side-by-side. Tandem garage spaces are permitted providing the required number of side-by-side parking spaces are met.

Minimum Floor Area	480 square feet
Minimum Width	20 feet
Minimum Depth	20 feet

E. Usable Lot Requirements.

All portions of the required minimum lot size for the district, not located within the standard five (5) foot drainage and utility easement must be 100% usable, as defined in Section 2 of this Ordinance.

Subdivision 7: Special Regulations

- A. All dwellings must have a minimum of nine hundred sixty (960) square feet of livable floor space above grade. All dwellings must have a permanent, full perimeter foundation and frost footings, which shall meet building code requirements.
- B. No residence shall be less than twenty-four (24) feet in width, as measured across the narrowest portion of the dwelling.
- C. The design of the structure shall be similar in character and appearance to other dwellings in the area with regard to unit size, roof overhangs, roof materials, roof pitch, and exterior materials.
1. A roof constructed of asphalt composition, shingle, tile, crushed rock, or similar roofing material, which is compatible with surrounding development shall be used.
 2. Exterior siding of brick, wood, stucco, plaster, concrete, or other similar materials, which is finished and non-glossy and non-reflective; and which is compatible with the surrounding development shall be used.
 3. A predominant shape and form that is compatible with the surrounding neighborhood shall be used.

ARTICLE THREE: “R-3A” LOW DENSITY MULTIPLE FAMILY DISTRICT

Subdivision 1: Purpose

The “R-3A” Low Density Multiple Family District is designed to provide for low density areas, which accommodate a variety of housing types, to include detached and attached single-family, two-family, duplexes, and attached and detached townhomes. These districts shall be located and are intended to function as a transition area between the less intense single-family developments and the more intense multiple family districts. The district promotes more walkable neighborhoods with a variety of housing types.

Subdivision 2: Permitted Uses

The following are permitted uses:

- A. Conversion of a residential dwelling, subject to the requirements as provided within Section 13 of this Ordinance.
- B. Dwellings, Single-family detached.
- C. Dwellings, Townhomes attached / detached. If attached, not to exceed six (6) units per building.
- D. Dwellings, Two-family.
- E. Essential services.
- F. Farming.
- G. Group family daycare facility licensed under Minnesota Rules 9502.0315 to 9502.0445, to serve fourteen (14) or fewer children as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- H. Public open space.
- I. State licensed daycare facilities serving twelve (12) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- J. State licensed residential facility (group home) or a housing with services establishment registered under Minnesota Statutes Chapter 144D, serving six (6) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended. Residential facilities whose primary purpose is to treat juveniles who have violated criminal statutes related to sex offenses of have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offense shall be considered prohibited.

Subdivision 3: Permitted Accessory Uses

The following are permitted accessory uses:

- A. Accessory buildings in accordance with the provisions as provided within this Article and within Section 13 of this Ordinance.
- B. Decorative landscaping features, fencing, and screening as permitted and regulated in Section 15.
- C. Decks and patios.
- D. Non-commercial gardening.
- E. Permitted home occupations, as regulated by Section 13 of this Ordinance.
- F. Private swimming pools with a depth exceeding twenty-four (24) inches and 5,000 gallons shall be located within the rear yard only and shall require fencing in accordance with building code requirements and Section 15 of this Ordinance. Additional standards as provided in Section 14 of this Ordinance shall be met. (*Ord. No. 644*)

- G. Residential kennel, as defined in Section 2 of this Ordinance, which meets the registration and licensing requirements as provided within Chapter 87, Article II Dogs of the Isanti City Code.
- H. Rummage, Garage, Craft and Boutique sales. The infrequent temporary display and sale, by and occupant on his/her premises, of personal property, including general household rummage, used clothing and appliances, provided the exchange or sale of merchandise is conducted within the residence or accessory structure
 - 1. The number of sales shall not exceed four (4) per year
 - 2. The duration of sales does not exceed three (3) consecutive days.
 - 3. Any related signage shall be limited to the premises and to other residential property provided that the property owner's permission has been obtained to display such signage, and signage shall conform to the sign ordinance and shall be removed at the termination of the sale.

Subdivision 4: Conditional Uses

The following are conditional uses allowed in the "R-3A" Low Density Multiple Family Residential District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

- A. Cemetery.
- B. Community recreation.
- C. Educational institutions.
- D. Public buildings.
- E. Religious institutions.
- F. Senior Citizen Housing
- G. Senior Residential Care Facilities, as defined in Section 2 of this Ordinance.
- H. Telecommunication towers and antennas. Standards as provided in Section 13 shall be met.
- I. Adult Day Center serving twelve (12) or fewer persons. (*Ord. No. 594*)

Subdivision 5: Interim Uses

The following are interim uses allowed in the "R-3A" Low Density Multiple Family Residential District and require an Interim Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

- A. Special home occupations, which is accessory to a residential dwelling; subject to the requirements provided in Section 13 of this Ordinance.
- B. Temporary Real Estate Offices, subject to the performance standards as provided within Section 13 of the Ordinance.

Subdivision 6: Maximum Density

The maximum density permitted shall be six (6) dwelling units per gross acre. Planned Unit Developments are recommended when developing within this district.

Subdivision 7: Lot Requirements and Setbacks

- A. Minimum Lot Size Requirements.

Detached Single family	7,500 square feet
Two-family	7,000 square feet per unit
Townhomes, Attached and Detached	6,000 square feet per unit
- B. Minimum Lot Widths and Depths.

Lot Width	
Single-family	60 feet
Two-family	60 feet per unit

Over two-family

None

C. Setbacks and Height Restrictions – Principal Building.

Minimum Front Yard Setback	30 feet
Minimum Rear Yard Setback	30 feet
Minimum Side Yard Setback	10 feet, each side. Buildings exceeding thirty (30') feet shall have an additional side yard setback or one (1) foot for each one (1) foot of building height over thirty (30') feet. Side yard setbacks for interior lot lines of attached units shall be zero.
Minimum Street Side Yard Setback	20 feet
Maximum Height	3 stories, not to exceed 35 feet
Maximum Impervious Surface Coverage	35%
Minimum Building Separation	30 feet

D. Setbacks – Accessory Buildings.

Regulations for Accessory structures are provided in Section 13 of this Ordinance.

Rear Yard Setback	5 feet
Side Yard Setback	5 feet
Street Side Yard Setback	20 feet

E. Garage Requirements.

With the exception of dwelling units constructed prior to the effective date of this Ordinance, all dwelling units shall include an enclosed attached garage. All such garages shall be attached and constructed to accommodate two (2) vehicles parked side-by-side per dwelling unit. Tandem garage spaces are permitted providing the required number of side-by-side parking spaces are met.

Minimum Floor Area	400 square feet
Minimum Width	20 feet
Minimum Depth	20 feet

F. Usable Lot Requirements.

All portions of the required minimum lot size for the district, not located within the standard five (5) foot drainage and utility easements must be 100% usable, as defined in Section 2 of this Ordinance.

G. Transitional Lot Requirements.

1. Any "R-3A" zoned lot directly abutting existing residential development with the "R-1" or "R-2" Districts shall be required to provide an increased setback from the property line to the principal buildings, which meet the following:
 - a. R-3A adjacent to R-1 50 foot buffer
 - b. R-3A adjacent to R-2 40 foot buffer
2. Exceptions to this provision may be granted, provided one or more of the following conditions have been met:
 - a. The properties are separated by a major collector, arterial street or railroad;
 - b. The properties are separated by a wetland, body of water, floodplain, public open space or park, or other such public reserved or restricted area; or
 - c. Landscaping, screening, or buffering has been provided, which meets the approval of the City Council.

Subdivision 8: Special Regulations

- A. All dwellings must have a minimum of nine hundred sixty (960) square feet of livable floor space above grade. All dwellings must have a permanent, full perimeter foundation and frost footings, which shall meet building code requirements.
- B. No residence shall be less than twenty-four (24) feet in width, as measured across the narrowest portion of the dwelling.
- C. All developments, with the exception of single-family detached, two-family, and detached townhomes, within the "R-3A" Low Density Multiple Family District are required to have Site Plan Approval in accordance with Section 18 of this Ordinance.

- D. The design of the structure shall be similar in character and appearance to other dwellings in the area with regard to unit size, roof overhangs, roof materials, roof pitch, and exterior materials.
1. A roof constructed of asphalt composition, shingle, tile, crushed rock, or similar roofing material, which is compatible with surrounding development shall be used.
 2. Exterior siding of brick, wood, stucco, plaster, concrete, or other similar materials, which is finished and non-glossy and non-reflective; and which is compatible with the surrounding development shall be used.
 3. A predominant shape and form that is compatible with the surrounding neighborhood shall be used.

ARTICLE FOUR: “R-3B” MEDIUM DENSITY MULTIPLE FAMILY DISTRICT

Subdivision 1: Purpose

The “R-3B” Medium Density Multiple Family District is designed to provide for medium density areas, which accommodate a variety of housing types, to include two-family, townhomes, rowhomes, and multi-family dwellings. These districts shall be located near collector streets and are intended to enhance transitional areas between lower density residential areas and other non-residential land uses. The district encourages even greater housing unit diversity and options in close proximity to city services and commercial areas.

Subdivision 2: Permitted Uses

The following are permitted uses:

- A. Conversion of a residential dwelling, subject to the requirements as provided within Section 13 of this Ordinance.
- B. Dwellings, Rowhomes. Not to exceed eight (8) units per building.
- C. Dwellings, Townhomes attached. Not to exceed eight (8) units per building.
- D. Dwellings, Triplex/Quadraminium
- E. Dwellings, Two-family.
- F. Essential services.
- G. Farming.
- H. Group family daycare facility licensed under Minnesota Rules 9502.0315 to 9502.0445, to serve fourteen (14) or fewer children as allowed under Minnesota Statute 462.357, Subdivision 7, as amended.
- I. Public open space.
- J. State licensed daycare facility serving twelve (12) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- K. State licensed residential facility (group home) or a housing with services establishment registered under Minnesota Statutes Chapter 144D, serving six (6) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended. Residential facilities whose primary purpose is to treat juveniles who have violated criminal statutes related to sex offenses of have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offense shall be considered prohibited.

Subdivision 3: Permitted Accessory Uses

The following are permitted accessory uses:

- A. Accessory buildings in accordance with the provisions of this Article and within Section 13 of this Ordinance.
- B. Decorative landscaping features, fencing, and screening as permitted and regulated in Section 15.
- C. Decks and patios.
- D. Non-commercial gardening.
- E. Permitted home occupations, as regulated by Section 13 of this Ordinance.
- F. Private swimming pools with a depth exceeding twenty-four (24) inches and 5,000 gallons shall be located in the rear yard only and shall require fencing in accordance with building code requirements and Section 15 of this Ordinance. Additional standards as provided in Section 14 of this Ordinance shall be met. (*Ord. No. 644*)

- G. Residential kennel, as defined in Section 2 of this Ordinance, which meets the registration and licensing requirements as provided within Chapter 87, Article II Dogs of the Isanti City Code.
- H. Rummage, Garage, Craft and Boutique sales. The infrequent temporary display and sale, by an occupant on his/her premises, of personal property, including general household rummage, used clothing and appliances, provided the exchange or sale of merchandise is conducted within the residence or accessory structure.
 - 1. The number of sales shall not exceed four (4) per year.
 - 2. The duration of the sales does not exceed three (3) consecutive days.
 - 3. Any related signage shall be limited to the premises and to other residential property provided that the property owner's permission has been obtained to display such signage, and signage shall conform to the sign ordinance and shall be removed at the termination of the sale.

Subdivision 4: Conditional Uses

The following are Conditional Uses allowed in the "R-3B" Medium Density Multiple Family Residential District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

- A. Cemetery.
- B. Community recreation.
- C. Educational institutions.
- D. Manufactured home development, subject to the performance standards as provided within Section 13 of this Ordinance.
- E. Public buildings.
- F. Religious institutions.
- G. Senior Citizen Housing.
- H. Senior Residential Care Facilities.
- I. State licensed daycare facility serving thirteen (13) through sixteen (16) persons as allowed under Minnesota Statutes 462.357, Subdivision 8, as amended.
- J. State licensed residential facility (group home) or a housing with services establishment registered under Minnesota Statutes Chapter 144D, serving seven (7) to sixteen (16) persons as allowed under Minnesota Statutes 462.357, Subdivision 8, as amended. Residential facilities whose primary purpose is to treat juveniles who have violated criminal statutes related to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offense shall be considered prohibited.
- K. Telecommunication towers and antennas. Additional standards as provided in Section 13 shall be met.
- L. Adult Day Center. (*Ord. No. 594*)

Subdivision 5: Interim Uses

The following are Interim Uses permitted in the "R-3B" Medium Density Multiple Family Residential District and require an Interim Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

- A. Boarding houses, (includes rooming houses or lodging houses), as defined in Section 2 of this Ordinance.
- B. Special home occupations, which is accessory to a residential dwelling; subject to the requirements as provided in Section 13 of this Ordinance.

- D. Temporary Real Estate Offices, subject to the performance standards as provided within Section 13 of this Ordinance.

Subdivision 6: Maximum Density

The maximum density permitted shall be ten (10) dwelling units per gross acre. Planned Unit Developments are recommended when developing within this district.

Subdivision 7: Lot Requirements and Setbacks

A. Minimum Lot Requirements.

Two-family	4,500 square feet per unit
Townhomes	4,000 square feet per unit
Rowhomes	4,000 square feet per unit
Multi-family	4,000 square feet per unit

B. Minimum Lot Width and Depth

Two-family	50 feet per unit
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C. Setbacks and Height Restrictions – Principal Building.

Minimum Front Yard Setback	25 feet
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet, each side. Buildings exceeding thirty (30') feet shall have an additional side yard setback or one (1) foot for each one (1) foot of building height over thirty-five (30') feet. Side yard setbacks for interior lot lines of attached units shall be zero.
Minimum Street Side Yard Setback	20 feet
Maximum Height	3 stories, not to exceed 35 feet
Maximum Impervious Surface Coverage	40%
Minimum Building Separation	30 feet

D. Setbacks and Height Restrictions – Accessory Buildings.

Regulations for Accessory structures are provided in Section 13 of this Ordinance.

Rear Yard Setback	5 feet
Side Yard Setback	5 feet
Street Side Yard Setback	20 feet

E. Garage Requirements.

With the exception of dwelling units constructed prior to the effective date of this Ordinance, all dwelling units shall include an enclosed attached garage. All such garages shall be attached and constructed to accommodate two (2) vehicles parked side-by-side per dwelling unit. Tandem garage spaces are permitted providing the required number of side-by-side parking spaces are met.

Minimum Floor Area	400 square feet
Minimum Width	20 feet
Minimum Depth	20 feet

F. Usable Lot Requirements.

All portions of the required minimum lot size for the district, not located within the standard five (5) foot drainage and utility easement must be 100% usable, as defined in Section 2 of this Ordinance.

G. Transitional Lot Requirements.

1. Any "R-3B" zoned lot directly abutting existing residential development with the "R-1" or "R-2" Districts shall be required to provide an additional setback from the property line to the principal buildings, which meet the following:
 - a. R-3B adjacent to R-1 50 foot buffer
 - b. R-3B adjacent to R-2 40 foot buffer
2. Exceptions to this provision may be granted, provided one or more of the following conditions have been met:
 - a. The properties are separated by a major collector, arterial street, or railroad;

- b. The properties are separated by a wetland, body of water, floodplain, public open space or park, or other such public reserved or restricted area; or
- c. Landscaping, screening, or buffering has been provided, which meets the approval of the City Council.

Subdivision 8: Special Regulations

- A. All dwellings must have a minimum of nine hundred sixty (960) square feet of livable floor space above grade. All dwellings must have a permanent, full perimeter foundation and frost footings, which shall meet building code requirements.
- B. No residence shall be less than twenty-four (24) feet in width, as measured across the narrowest portion of the dwelling.
- C. All developments, with the exception of two-family and triplexes, within the “R-3B” Medium Density Residential District are required to have Site Plan Approval in accordance with Section 18 of this Ordinance.
- D. The design of the structure shall be similar in character and appearance to other dwellings in the area with regard to unit size, roof overhangs, roof materials, roof pitch, and exterior materials.
 - 1. A roof constructed of asphalt composition, shingle, tile, crushed rock, or similar roofing material, which is compatible with surrounding development shall be used.
 - 2. Exterior siding of brick, wood, stucco, plaster, concrete, or other similar materials, which is finished and non-glossy and non-reflective; and which is compatible with the surrounding development shall be used.
 - 3. A predominant shape and form that is compatible with the surrounding neighborhood shall be used.

ARTICLE FIVE: “R-4” MULTIPLE FAMILY DWELLING DISTRICT

Subdivision 1: Purpose

The “R-4” Multiple Family Dwelling District is designed to provide for high density areas, which accommodate various types of multi-family dwellings, such as apartments and condominium-style housing. Developments within this district shall be developed as part of a Planned Unit Development, as densities within this district will meet the maximum density goal of twelve (12) units per acre. Higher densities may be permitted and such determination shall be based upon the site specific characteristics and the requested type of development. These districts shall be located in areas served by public utilities and municipal services as well as in areas with accessibility to collector streets, shopping centers, employment centers and where this type of development would meet the intent and goals established within the Comprehensive Plan.

Subdivision 2: Permitted Uses

The following are permitted uses:

- A. Conversion of a residential dwelling, subject to the requirements as provided within Section 13 of this Ordinance.
- B. Condominiums.
- C. Dwellings, Multiple family (apartments).
- D. Essential services.
- E. Farming.
- F. Group family daycare facilities licensed under Minnesota Rules 9502.0315 to 9502.0445, to serve fourteen (14) or fewer children as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- G. Public open space.
- H. State licensed daycare facility serving twelve (12) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended.
- I. State licensed residential facility (group home) or a housing with services establishment registered under Minnesota Statutes Chapter 144D, serving six (6) or fewer persons as allowed under Minnesota Statutes 462.357, Subdivision 7, as amended. Residential facilities whose primary purpose is to treat juveniles who have violated criminal statutes related to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offense shall be considered prohibited.

Subdivision 3: Permitted Accessory Uses

The following are permitted accessory uses:

- A. Decorative landscaping features, fencing, and screening as permitted and regulated in Section 15.
- B. Decks and patios.
- C. Non-commercial gardening.
- D. Permitted home occupations, as regulated by Section 13 of this Ordinance.
- E. Residential kennel, as defined in Section 2 of this Ordinance, which meets the registration and licensing requirements as provided within Chapter 87, Article II Dogs of the Isanti City Code.
- F. Rummage, Garage, Craft and Boutique sales. The infrequent temporary display and sale, by an occupant on his/her premises, of personal property, including general household rummage, used clothing and appliances, provided the exchange or sale of merchandise is conducted within the residence or accessory structure.
 - 1. The number of sales shall not exceed four (4) per year.

2. The duration of the sales does not exceed three (3) consecutive days.
 3. Any related signage shall be limited to the premises and to other residential property provided that the property owner's permission has been obtained to display such signage, and signage shall conform to the sign ordinance and shall be removed at the termination of the sale.
- G. Private swimming pools with a depth exceeding twenty-four (24) inches and 5,000 gallons shall be located in the rear yard only and shall require fencing in accordance with building code requirements and Section 15 of this Ordinance. Additional standards as provided in Section 14 of this Ordinance shall be met. (*Ord. No. 644*)

Subdivision 4: Conditional Uses

The following are Conditional Uses allowed in the "R-4" Multiple Family Residential District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

- A. Cemetery.
- B. Community recreation.
- C. Educational institutions.
- D. Public buildings.
- E. Religious institutions.
- F. Senior Citizen Housing (Apartments).
- G. Senior residential care facilities, as defined within Section 2 of this Ordinance.
- H. State licensed daycare facility serving thirteen (13) through sixteen (16) persons as allowed under Minnesota Statutes 462.357, Subdivision 8, as amended.
- I. State licensed residential facility (group home) or a housing with services establishment registered under Minnesota Statutes Chapter 144D, serving seven (7) to sixteen (16) persons as allowed under Minnesota Statutes 462.357, Subdivision 8, as amended. Residential facilities whose primary purpose is to treat juveniles who have violated criminal statutes related to sex offenses of have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offense shall be considered prohibited.
- J. Telecommunication towers and antennas. Additional standards as provided in Section 13 shall be met.
- K. Adult Day Center. (*Ord. No. 594*)

Subdivision 5: Interim Uses

The following are Interim Uses permitted in the "R-4" Multiple Family Residential District and require an Interim Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

- A. Boarding houses, (includes rooming houses or lodging houses), as defined in Section 2 of this Ordinance.
- B. Special home occupations, which is accessory to a residential dwelling; subject to the requirements provided in Section 13 of this Ordinance.
- C. Temporary Real Estate Offices, subject to the performance standards as provided within Section 13 of this Ordinance.

Subdivision 6: Maximum Density

The maximum density permitted shall be twelve (12) dwelling units per gross acre. Planned Unit Developments are recommended when developing within this district.

Subdivision 7: Lot Requirements and Setbacks

A. Minimum Lot Requirements.

Lot area shall be of adequate size to accommodate the intended use, parking and buffer areas, setback requirements, etc. without having significant impact on nearby properties in terms of noise, traffic, light glare, views, odors, trespassing, dust or blowing debris, as determined by the Planning Commission.

B. Setbacks and Height Restrictions – Principal Building.

Minimum Front Yard Setback	30 feet, plus one (1) foot for each one (1) foot of building height over thirty-five (35) feet.
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet, each side, plus one (1) foot for each one (1) foot of building height over thirty-five (35) feet. Side yard setbacks for interior lot lines of attached units shall be zero.
Minimum Street Side Yard Setback	20 feet
Maximum Height	Not to exceed forty-five (45) feet
Maximum Impervious Surface Coverage	50%
Minimum Building Separation	30 feet

C. Garage and Parking Requirements.

1. Parking shall meet the requirements of Section 17 of this Ordinance for Multiple-Family Residential (condominiums) and Multiple-Family Residential (apartments).
2. Tandem garage spaces are permitted providing the required number of side-by-side parking spaces are met.
3. All multi-tenant accessory structures shall have a solid barrier, completely isolating each tenant garage space.

D. Usable Lot Requirements.

All portions of the required minimum lot size for the district, not located within the standard five (5) foot drainage and utility easement must be 100% usable, as defined in Section 2 of this Ordinance.

E. Transitional Lot Requirements.

1. Any “R-4” zoned property abutting existing residential development with the “R-1”, “R-2” or “R-3A” and “R-3B” Districts shall be required to provide an increased setback from the property line to the principal buildings.
 - a. R-4 adjacent to R-1 60 foot buffer
 - b. R-4 adjacent to R-2 50 foot buffer
 - c. R-4 adjacent to R-3A 40 foot buffer
2. Exceptions to this provision may be granted, provided one or more of the following conditions have been met:
 - a. The properties are separated by a major collector arterial street, or railroad;
 - b. The properties are separated by a wetland, body of water, floodplain, public open space or park, or other such public reserved or restricted area; or
 - c. Landscaping, screening, or buffering has been provided, which meets the approval of the City Council.

Subdivision 8: Special Regulations

- A. All dwellings must have a minimum of five hundred (500) square feet of livable floor spaces above grade.
- B. All dwellings must have a permanent, full perimeter foundation and frost footings, which shall meet building code requirements.
- C. All developments within the “R-4” Multiple Family Dwelling District are required to have Site Plan Approval in accordance with Section 18 of this Ordinance.
- D. The design of the structure shall be similar in character and appearance to other dwellings in the area with regard to unit size, roof overhangs, roof materials, roof pitch, and exterior materials.

1. A roof constructed of asphalt composition, shingle, tile, crushed rock, or similar roofing material, which is compatible with surrounding development shall be used.
2. Exterior siding of brick, wood, stucco, plaster, concrete, or other similar materials, which is finished and non-glossy and non-reflective; and which is compatible with the surrounding development shall be used.
3. A predominant shape and form that is compatible with the surrounding neighborhood shall be used.