

CHAPTER 57

R-3, SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DISTRICT

SECTION:

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01-57-1: PURPOSE: The purpose of the R-3, Single and Two Family Residential District is to expand life cycle housing options in the community by allowing for a variety of detached and attached dwelling unit types in areas guided by the Comprehensive Plan for low density residential land uses, as well as directly related complementary uses. Lot sizes are intended to reflect the City's objective of promoting efficient use of land and public utilities. A full range of public services and facilities shall be available to R-3 District areas.

01-57-2: PERMITTED USES: In addition to other permitted uses in this District identified elsewhere in this Article, the following are permitted uses in an R-3 District:

- A. Parks, trails, playfields, playgrounds, and directly related buildings and structures; City of Howard Lake only.
- B. Residential facility serving six (6) or fewer persons in a single-family detached dwelling.
- C. Single-family detached dwellings.
- D. Two family dwelling units.

01-57-3: PERMITTED ACCESSORY USES: In addition to other permitted accessory uses in this District identified elsewhere in this Article, the following are permitted accessory uses in an R-3 District:

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim, and administrative permit in this Section, subject to applicable regulation of this Article.

- B. Administrative offices, meeting rooms, classroom, and food preparation and service areas in private and public recreational facilities, and the uses of which are incidental and directly related to the primary use.
- C. Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.
- D. Daycare facilities serving twelve (12) or fewer persons in a single-family detached dwelling.
- E. Fences as regulated by Chapter 20 of this Article.
- F. Home offices.
- G. Keeping of animals subject to Chapter 22 of this Article.
- H. Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.
- I. Private garages and off-street parking and off-street loading as regulated by Chapter 19 of this Article.
- J. Recreational vehicles and equipment parking and storage as regulated by Chapter 16 of this Article.
- K. Secondary or accessory use antennas as regulated by Chapter 23 of this Article.
- L. Signs as regulated by Chapter 24 of this Article.
- M. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

01-57-4: CONDITIONAL USES: In addition to other conditional uses in this District identified elsewhere in this Article, the following are conditional uses in an R-3 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 5 of this Article. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 01-5-3 and 01-5-4 of this Article.

- A. Commercial recreation, outdoor such as golf course, swimming pools, etc.

- B. Daycare facilities as a principal or an accessory use, except as provided for by this Chapter, provided that the use complies with the provisions of Chapter 25 of this Article.
- C. Essential services involving transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 26 of this Article.
- D. Government buildings and structures; public or quasi-public or private recreational buildings and neighborhood or community centers; public and private educational institutions limited to accredited elementary, middle or junior high and senior high school; and religious institutions such as churches, chapels, temples, and synagogues provided that the minimum side yards shall be double that required for the district, but no greater than thirty feet (30').
- E. Manufactured home parks, provided that:
1. The minimum area required for a manufactured home park designation shall be twenty (20) acres.
 2. The following minimum lot requirements within the manufactured home park are:
 - a. Minimum Lot Area: Ten thousand five hundred (10,500) square feet.
 - b. Minimum Lot Width: Eighty-five feet (85').
 - c. Minimum Lot Depth: One hundred twenty-five feet (125').
 3. The following principal structure setbacks are satisfactorily met:
 - a. Front Yard: Thirty feet (30').
 - b. Rear Yard: Twenty-five feet (25') or thirty feet (30') on double frontage lots abutting a public right-of-way.
 - c. Side Yard: Ten feet (10') or thirty feet (30') on the side yard abutting a public right-of-way.
 4. Accessory buildings, uses and equipment comply with the applicable provisions of Chapter 18 of this Article.
 5. Impervious surface on each mobile home lot shall not exceed thirty-five percent (35%).

6. All residences are limited to a maximum height of one (1) story.
7. The public improvements within manufactured home parks are developed in accordance with the City's Subdivision Ordinance, which include:
 - a. Street and storm sewer improvements.
 - b. Sanitary sewer improvements.
 - c. Water improvements
 - d. Public utilities (telephone, cable, electric and/or gas service).
- F. Parks and recreational areas owned or operated by public bodies; other than the City of Howard Lake.
- G. Personal wireless service antennas not located on a public structure, or existing tower as regulated by Chapter 23 of this Article.
- H. Social services or other activities which are not directly worship related as an accessory use within a religious institutional building(s).

01-57-5: INTERIM USES: In addition to other interim uses in this District identified elsewhere in this Article, and subject to applicable provisions of this Article, the following are interim uses in the R-3 District and are governed by Chapter 6 of this Article:

- A. Satellite TVROs greater than one meter (1 m) in diameter as regulated by Chapter 23 of this Article.
- B. Special home occupations, as regulated by Chapter 21 of this Article.
- D. Temporary classroom type structure for use by public or private institutions.
- D. WECS, as regulated by Chapter 29 of this Article.

01-57-6: USES BY ADMINISTRATIVE PERMIT: In addition to other uses allowed by administrative permit in this District identified elsewhere in this Article, and subject to applicable provisions of this Section, performance standards established by this Chapter, and processing requirements of Chapter 8 of this Article, the following are uses allowed in an R-3 District by administrative permit:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 26 of this Article.
- B. Home occupations, as regulated by Chapter 21 of this Article.
- C. Model homes as regulated by Chapter 17 of this Article.

- D. Personal wireless service antennas located upon a public or quasi-public structure or existing tower, as regulated by Chapter 23 of this Article.
- E. Temporary structures as regulated by Chapter 17 of this Article.

01-57-7: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in an R-3 District subject to additional requirements, exceptions and modifications set forth in this Article:

- A. Minimum Lot Area:
 - 1. Single Family: Ten thousand five hundred (10,500) square feet.
 - 2. Two Family: Fifteen thousand (15,000) square feet.
- B. Minimum Lot Width: Eighty-five feet (85').
- C. Minimum Lot Depth: One hundred twenty-five feet (125').
- D. Maximum Impervious Surface: Thirty-five percent (35%).
- E. Minimum Setbacks:
 - 1. Front: Thirty feet (30').
 - 2. Side: Ten feet (10') or thirty feet (30') on the side yard abutting a public right-of-way.
 - 3. Rear: Twenty-five feet (25') or thirty feet (30') on double frontage lots abutting a public right-of-way.