

CHAPTER 60

R-6, MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION:

- 01-60-1: Purpose
- 01-60-2: Permitted Uses
- 01-60-3: Permitted Accessory Uses
- 01-60-4: Conditional Uses
- 01-60-5: Interim Uses
- 01-60-6: Uses by Administrative Permit
- 01-60-7: Lot Requirements and Setbacks
- 01-60-8: Common Areas
- 01-60-9: Design and Construction Standards

01-60-1: PURPOSE: The purpose of the R-6, Medium-Density Residential District is to establish medium-density residential neighborhoods as guided by the Comprehensive Plan that satisfies the following planning objectives:

- A. Creation of a cohesive medium-density neighborhood that provides attractive living environments and contributes to the City's identity.
- B. Provide attractive and durable medium-density housing options as a means of addressing the City's life cycle housing needs.
- C. Preservation of natural land forms, open spaces, greenways for scenic enjoyment and recreational use through the regulation of medium-density residential land use.
- D. Allows for the subdivision of twinhome, quadraminium and townhome base lots to permit individual private ownership of a single dwelling within such a structure.
- E. Full compliance with this Chapter, other applicable provisions of this Article, and the City's Subdivision Ordinance provides an alternative to the processing of a planned unit development for lots with more than one principal structure and/or use. Subdivision and administrative review requirements, as applicable, shall however remain in full force and effect.

01-60-2: PERMITTED USES: In addition to other permitted uses within this District identified elsewhere in this Article, the following are permitted uses in the R-6 District:

- A. More than one principal building on a base lot.

- B. Parks, trails, playfields, playgrounds, and directly related buildings and structures; City of Howard Lake only.
- C. Quadraminiums.
- D. Residential facilities serving sixteen (16) or fewer persons.
- E. Three-plex and four-plex multiple-family units.
- F. Townhomes with no more than six (6) dwelling units per structure if in a row or no more than eight (8) dwelling units if back-to-back.

01-60-3: PERMITTED ACCESSORY USES: In addition to permitted accessory uses within this District identified elsewhere in this Article, the following are permitted accessory uses in the R-6 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.

01-60-4: CONDITIONAL USES: In addition to other conditional uses in this District identified elsewhere in this Article, the following are conditional uses in an R-6 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 01-05-3 and 01-05-4 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').
 - d. Maximum Impervious Surface: Thirty-five percent (35%).
- 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') on each side, 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. The total ground floor area of all residential buildings shall not exceed a lot coverage of thirty percent (30%).
- 6. All residences are limited to a maximum height of one (1) story or twenty-five feet (25').
- 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).

01-60-5: 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-6 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. Temporary classroom type structure for use by public or private institutions.
- C. WECS, as regulated by Chapter 29 of this Article.

01-60-6: 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-6 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

01-60-7: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in an R-6 District subject to additional requirements, exceptions and modifications set forth in this Article:

- A. Minimum Lot Area Per Unit: Four thousand five hundred (4,500) square feet.
- B. Minimum Lot Area:
 - 1. Base Lot: Fifteen thousand (15,000) square feet.
 - 2. Unit Lot: Sufficient area to include the living area, garages, decks, patios, or porches of the individual dwelling unit.
- C. Lot Width:

1. Base Lot: Eighty-five feet (85').
2. Unit Lot:
 - a. Two Family: Fifty feet (50').
 - b. Quadraminium: Fifty feet (50').
 - c. Townhome: Twenty-five feet (25').

D. Setbacks:

1. Base Lot:
 - a. Front: Thirty feet (30').
 - b. Side: Ten feet (10') except thirty feet (30') for the side yard of a corner lot abutting a public right-of-way.
 - c. Rear: Twenty-five feet (25') except thirty feet (30') for double frontage lots.
2. Building setbacks for developments that include more than one (1) principal structure on a base lot shall conform to the following internal setbacks:
 - a. Setback between buildings within the same base lot shall maintain a minimum separation of twenty feet (20').
 - b. Buildings shall be set back a minimum of thirty feet (30') from the back of curb line of private drives, guest parking areas, and public rights-of-way.
 - c. Buildings shall be set back a minimum of thirty-three feet (33') from the designated wetland boundary.

01-60-8: COMMON AREAS: The following minimum requirements shall be observed in the R-6 District governing common areas:

A. Ownership: All common areas within an R-6 development including, but not limited to, open space, wetlands, greenways, drainage ponds, driveways, private drives, parking areas, play areas, etc., shall be owned in one of the following manners:

1. Condominium ownership pursuant to Minnesota Statutes 515A.1-106.

2. Twinhome, quadraminium and townhome subdivision common areas shall be owned by the owners of each unit lot, with each owner of a unit having an equal and undivided interest in the common area.

B. Homeowners' Association: A homeowners' association shall be established for all quadraminium, three- and four-plex multiple-family and townhome developments within the R-6 District, subject to review and approval of the City Attorney, and shall be responsible for all exterior building maintenance, approval of any exterior architectural modifications, landscaping, snow clearing and regular maintenance of private driveways and other areas owned in common when there is more than one individual property owner having interest within the development.

01-60-9: DESIGN AND CONSTRUCTION STANDARDS:

A. Unit Size: The size of dwelling units shall comply with the minimums established in Section 01-17-6 of this Article.

B. Unit Width: The minimum width of a dwelling unit within the R-6 District shall be twenty five feet (25').

C. Unit Construction:

1. Subdivision Requests: Building elevations and floor plans shall be furnished with subdivision requests illustrating exterior building material and colors to demonstrate compliance with Chapter 17 of this Article. Building floor plans shall identify the interior storage space within each unit.
2. Decks Or Porches: Provision shall be made for possible decks, porches or additions as part of the initial dwelling unit building plans. The unit lot shall be configured and sized to include decks or porches.
3. Minimum Overhang: In case of gable roof, a minimum eighteen inch (18") roof overhang or soffit shall be required for all residential structures.
4. Exterior Building Finish: The exterior of townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure facing the public right-of-way to create an architecturally balanced appearance. A minimum of twenty five percent (25%) of the area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone.

D. Garages: Each dwelling unit shall include an attached garage that shall comply with the following minimum size standards:

1. For dwellings with basements: four hundred forty (440) square feet.
2. For dwellings without basements: five hundred forty (540) square feet.
3. Garages shall be a minimum of twenty feet (20') in width.

E. Outside Storage: Outside storage shall be allowed only in designated areas which are screened in accordance with Chapter 16 of this Article and under the ownership of the property owners' association subject to other applicable provisions of this Article.

F. Utilities:

1. Underground Or Exterior Service: All utilities serving an R-6 subdivision, including telephone, electricity, gas and telecable shall be installed underground. Exterior utility meters and/or fixtures shall be located in interior side or rear yards when possible and shall be screened from view of adjacent properties and the public right of way.
2. Public Utility Service: Separate public utility services shall be provided to each unit unless exempted by the City Engineer.
3. Water Connection: Individual unit shut-off valves shall be provided.
4. Sewer Connection: Where more than one unit is served by a sanitary sewer service, all maintenance and cleaning shall be the responsibility of the property owners' association or owners.

G. Streets: All streets shall be public and shall comply with the design standards and specifications as governed by the City's Subdivision Ordinance, except that the required right-of-way width may be reduced to fifty feet (50') and the required street width reduced to twenty-eight feet (28') (back of curb to back of curb).

H. Drives:

1. Dead-end private driveways shall serve a maximum of two (2) structures or six (6) units per side.
2. Private drives shall be under the ownership and control of the property owners' association who shall be responsible for the maintenance, repair, and replacement of surfacing. Said association shall maintain a capital improvement program for the driveways under its ownership.
3. Provisions for adequate turnaround shall be made at the terminus of all private drives.

4. Private drives must include plans and areas for snow storage.
5. Private drives shall be a minimum of twenty eight feet (28') in width (back of curb to back of curb).
- I. Guest Parking: At minimum, one-half ($\frac{1}{2}$) of guest parking spaces per unit shall be provided in an off-street parking lot or private drive. The design of the off-street parking lot shall conform to requirements of Chapter 19 of this Article.
- J. Landscaping/Screening/Lighting: A detailed landscaping and lighting plan shall be provided and implemented pursuant to Chapters 16 and 20 of this Article.
- K. Additional Requirements: In addition to the park dedication requirements stipulated by the City's Subdivision Ordinance, a minimum of ten percent (10%) of the gross development project area shall be in usable open space and recreational use for the project residents. Such areas shall be specifically designed for both the active and passive use by the project residents and may include swimming pools, trails, nature areas, tot lots, exercise equipment, saunas, etc. Said areas and facilities shall be private, except in those cases where the City agrees to assume responsibility for all or a portion of the recreational space. In those cases where private ownership is maintained, the land and facilities shall be subject to the requirement of common areas as detailed in Section 01-60-8 of this Article.