

3.1.2 R1 - LOW DENSITY RESIDENCE:

3.1.2.1 Intent

To recognize relatively low density, single family residential areas that have been developed primarily after 1950, together with supporting public and semi-public facilities, and to protect the low intensity living environment from encroachment by potential conflicting uses. It is intended that after October 5, 1992, this District will no longer be used for new developments except possibly for the following in the sole discretion of City Council:

- a) In conjunction with a mixed density PRD where the overall gross density would not exceed 2.3 lots per acre;
- b) As a minor expansion of an existing R1 District where such expansion is limited and well-defined, and where development of larger lots would be inappropriate;
- c) As a transition between higher and lower density development or adjacent to commercial/industrial areas and to State or Federal highways.

As a general guide, scattered use of the R1 District in relatively small developments (10 to 20 acres) may be permitted.

3.1.2.2 Uses Permitted

- a) One family detached dwellings;
- b) A State licensed residential facility serving six (6) or fewer persons, a State licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children;
- c) Parks and other recreational uses of a non-commercial nature;
- d) Schools, churches and similar public or semi-public uses on sites less than 10 acres.

3.1.2.3 Uses by Special Permit

- a) Two family detached dwellings: duplex and/or double bungalow;
- b) Sales office for residential developments provided that:
 - i) Total floor area does not exceed 600 square feet.
 - ii) Exterior design in appearance shall harmonize with the surrounding residential area.
 - iii) Sales office shall be removed when all residential lots in the related subdivisions are sold.

- iv) Such other requirements as deemed necessary and in the public interest are satisfied.
- c) A State licensed residential facility serving seven (7) or more persons, a State licensed day care facility serving 13 or more persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 15 or more children, provided such facilities are located within a non-residential structure;
- d) Roof mounted radio and television antennas greater than ten (10) feet above the highest point of the roof line, and ground supported towers and antennas greater than 40 feet combined height above ground level to a maximum of 65 feet subject to the provisions of Subsection 9.15;
- e) Schools, churches, and similar public or semi-public uses on sites greater than 10 acres.

3.1.2.4 Permitted Accessory Uses

Customary accessory uses incidental to the foregoing principal uses including, but not limited to, the following:

- a) Private garages and parking spaces as regulated by Subsection 9.2;
- b) Private recreational facilities such as swimming pool and tennis court;
- c) Customary home occupations as regulated by Subsection 9.14;
- d) Signs as regulated by Section 10;
- e) Screen houses, gazebos;
- f) Roof mounted radio and television antennas less than ten (10) feet above the highest point of the roof line and ground supported towers and antennas less than 40 feet combined height above ground level as regulated by Subsection 9.15;
- g) Satellite dish antennas one meter or less in diameter subject to the provisions of Subsection 9.16.1;
- h) The renting of no more than two rooms for lodging purposes in a one family dwelling;
- i) Storage sheds;
- j) Essential service structures.