

# R-6, R-12, R-24 Multiple-Family Residential

The R-6, R-12, R-24 districts are intended to provide areas within the City for the development of multiple-family housing. It is intended that these districts be applied to provide a mix of life-cycle housing choices throughout the City. Concentrations of one dwelling type, density or architectural style shall be avoided. A mixture of density and unit types is encouraged.

## Permitted Uses in the District

- Multi-family attached residences
- Senior Housing
- Single-family attached residences
- Single-family detached residences
- Two-family dwellings
- Essential Services
- Home Occupations (with permit)
- Residential Care Facility with 6 persons or less (with permit)
- Daycare of 13 persons or less (with permit)
- Park and Public Uses

## Conditional or Interim Use Permit Allowances

- Boarding Houses
- Bus/ transit station
- Daycare with 14 or more persons
- Mobile Home Park
- Nursing Homes
- Public Utility Stations
- Residential Care Facility serving 7 or more people
- Schools
- Retail & Service Uses-accessory
- Towers- cellular and communication

## **District Requirements**

	<b>R-6</b>	<b>R-12</b>	<b>R-24</b>
Max. Density	6-units/ acre	12-units/ acre	24-units/ acre
Min. Lot Size	1 acre	2 acres	3 acres
Min. Lot Width	100 feet	100 feet	100 feet
Max. Impervious Surf. Coverage	65%	65%	65%
Max. Bldg. Coverage	35%	35%	35%
Structure Height Limit	35 feet	40 feet	50 feet

## Setbacks

<u>Dwelling</u>	<u>Decks</u>	<u>Non- Res. Bldgs.</u>
Street 30 ft.	Street 20 ft.	Street 5 ft.
Side 10 ft.	Side 5 ft.	Side 10 ft.
Rear 20 ft.	Rear 10 ft.	Rear 10 ft.

- All dwellings must be connected to municipal water and sanitary sewer.
- Attached town homes and multi-family development of four or more units in the RO zone must be part of an approved final site plan, and building plans or development plans, and must be part of a home owners association that is responsible for all exterior maintenance and repair.
- All lots must front on a public street or be part of an approved PUD.
- No fence greater than three feet high shall be erected within 20 feet of the ROW.
- At least one parking space per unit shall be provided in either a garage or indoor parking stall. See Section 1001.12, Subd. 3 for full parking requirements.
- No permits for development within the R-6, R-12, and R-24 Districts shall be issued by the City until final site and building plans have been reviewed by the Planning Commission and approved by the City Council.
- Accessory structure height limit: 10-foot high sidewall, 20 feet total height. All exterior materials must be similar to the primary structure and include eaves and overhangs.