

# RO Historic Village Residential

The RO zone is intended for residential development and redevelopment within and immediately adjacent to the Historic Village area (vicinity of the CSAH 13 and CSAH 12 intersection and the Crow and Mississippi River confluence). Development and redevelopment of the area should be based on the Historic Village Plan. The Village area is anticipated to be a low-density neighborhood of predominantly single-family residences, low-density multi family residences, and senior housing surrounding a main street style commercial core centered on Robinson Street. The RO zone is intended for areas that are served by public sewer and water.

## Permitted Uses in the RO District

- Essential Services
- Home Occupations (with permit)
- Residential Care Facility with 6 persons or less (with permit)
- Daycare of 13 persons or less (with permit)
- Single Family Detached Residences
- Park and Public Uses

## Conditional or Interim Use Permit Allowances

- Accessory Dwelling Units
- Bed and Breakfast
- Boarding Houses
- Bus/ transit station
- Daycare with 14 or more persons
- Home extended business
- Multi-Family Attached Residences
- Nursing Homes
- Public Utility Stations
- Religious Institutions
- Residential Care Facility serving 7 or more people
- Schools
- Senior Housing
- Single- Family Attached Residences
- Towers- amateur radio
- Towers- cellular and communication
- Two Family Dwellings

## District Requirements

- Minimum District Size  
1 acre
- Minimum Lot Size- detached single family  
9,000 sq. ft.
- Minimum Lot Size- attached single family and townhouse  
6,000 sq. ft.
- Minimum Lot Area- non residential  
4,500 sq. ft.
- Minimum Land area per multi-family unit  
4,500 sq. ft.
- Minimum Lot Frontage- detached single family  
60 feet
- Minimum Lot Frontage- non-residential  
40 feet
- Minimum corner lot front frontage- detached single family  
80 feet
- Minimum lot depth- detached single family  
120 feet
- Structure Height Limit- without a CUP  
25 feet

## Setbacks

### Dwelling

Street 30 ft.  
Side 10 ft.  
Rear 20 ft.

### Decks

Street 20 ft.  
Side 5 ft.  
Rear 10 ft.

### Non- Res. Bldgs.

Street 5 ft.  
Side 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 more than one principal use shall be permitted on one parcel. No fence greater than three feet high shall be erected within 20 feet of the ROW.