

SECTION 14: R-1, RESIDENTIAL DISTRICT

Subdivision 1. Purpose.

The R-1, RESIDENTIAL DISTRICT is intended to provide a district that will allow low density residential development with on-lot utilities of water and sewer in areas adjacent to urban development.

Subdivision 2. Permitted Uses.

The following are permitted uses in the Residential District:

1. Single family detached dwellings.
2. Agriculture, farming and truck gardening, except kennels operated for commercial purposes and except feedlots.
3. Parks and recreational areas owned or operated by governmental agencies.
4. Pipelines for the transport of natural gas or petroleum-hydrocarbons, following standards in SECTION 23, page 107, and in accordance with State of Minnesota Department of Public Safety Rules and Regulations.
5. Private swimming pool, when completely enclosed with a chain link or similar fence five (5) feet high.
6. Schools.

Subdivision 3. Conditional Uses.

The following uses may be allowed subject to the provisions of SECTION 18, Page 90.

1. Churches, provided that the church shall not be located within fifty (50) feet of an abutting lot.
2. Offices of professional persons and home occupations, when such use does not exceed one-third (1/3) of the main floor space of a dwelling and is conducted only in the principal dwelling.

Subdivision 4. Prohibited Use.

1. Telecommunication towers shall not be allowed in the Residential District.

Subdivision 5. Yard, Lot Area, Lot Width and Lot Depth Regulations.

1. Front Yard Regulations:
 - A. There shall be a minimum front yard setback of not less than thirty-five (35) feet from any public right-of-way line except;

- 1) There shall be a minimum front yard setback of sixty-five (65) feet from the right-of-way line of U.S. Highways and State Highways; and
 - 2) There shall be a minimum front yard of one hundred (100) feet from the right-of-way line of all Expressways and four-lane State Highways.
- B. Where a lot is located at the intersection of two or more roads or highway there shall be a front yard setback from each road or highway.
2. Side Yard Regulations:
 - A. There shall be a side yard having a width of not less than ten (10) feet on each side of a building.
3. Rear Yard Regulations:
 - A. There shall be a rear yard having a depth of not less than ten (10) feet.
4. Lot Area Regulations:
 - A. Every lot or plot of land not served by a Municipal Sewer on which is erected a residence or structure with water usage shall contain an area of not less than two and one half (2.5) acres or (108,900 square feet).
 - B. Lots or plots of land served by a Municipal Sewer System on which is erected a residence or structure with water usage shall contain an area of not less than one (1) acre or 43,560 square feet.
5. Lot Width and Depth Regulations:
 - A. Every lot or plot of land on which a structure is erected shall have a minimum width of not less than eighty (80) feet at the building setback and a minimum depth of one hundred and twenty-five (125) feet.