

SECTION 525 – MULTI-FAMILY RESIDENTIAL DISTRICT (MR-2)

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SECTION 525 – MULTI-FAMILY RESIDENTIAL DISTRICT (MR-2)
(ADDED, BILL NO. 2007-19)

525.01. Purposes. The purposes of the MR-2 District regulations are to reserve appropriately located areas for multi-family dwellings; preserve as many as possible of the desirable characteristics of the single-family residential district while permitting higher population densities; provide opportunities for infill cluster housing development, thereby allowing greater intensities and a wider variety of housing types; minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size (or density) in relation to the surrounding land, buildings, or infrastructure; and to provide multi-family residential areas that are safe and attractive.

525.03. Permitted uses. Subdivision 1. The uses listed in this subsection are permitted uses in the MR-2 District.

Subd. 2. Multi-family dwellings (excluding cluster home developments) with eight or fewer units. (Amended, Bill No. 1996-22)

Subd. 3. State-licensed day care facility serving 12 or fewer persons, or a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445, serving 14 or fewer children. Care facilities located within the MR-2 District shall be subject to the same zoning regulations as multi-family dwellings in the MR-2 District.

Subd. 4. State-licensed residential care facilities serving up to 6 persons or a housing with services establishment registered under M.S. 144D serving up to 6 persons. Care facilities located in the MR-2 District shall be subject to the same zoning regulations as multi-family dwellings in the MR-2 District.

525.05. Accessory building and use regulations. Subdivision 1. The uses permitted in this subsection are allowable accessory uses in the MR-2 District.

Subd. 2. In addition to the general accessory building provisions of Subsection 509.09, the following rules apply to accessory buildings in the MR-2 District.

- a) The maximum height for accessory buildings shall be 15 feet;
- b) For non-garage accessory structures, height is measured from the ground level to the highest point of the roof. For garages, that measurement is taken on the side of the building with the vehicle door; and

- c) Accessory buildings shall be set back a minimum of 10 feet from any rear or interior side lot line, except that if a vehicle access door faces a rear or interior side lot line, such rear or interior side setback requirement shall be not less than 20 feet;

Subd. 3. Open parking or garages as approved through Site Plan Review.

Subd. 4. Swimming pools subject to Section 420 of the city code, tennis courts, and similar recreational facilities.

Subd. 5. Storage buildings designed for common use by residents or members of the homeowners association or similar organization, or for use by the maintenance staff for storage or as a workshop associated with normal upkeep of the property.

Subd. 6. Home occupations that are operated in accordance with Section 509 of this code.

Subd. 7. Roof-mounted television antennas.

Subd. 8. Minor public utilities.

525.07. Conditional uses. Subdivision 1. The uses listed in this subsection are conditional uses in the MR-2 District, and are subject to the conditional use permit provisions outlined in Section 547.09 of this code.

Subd. 2. Multi-family dwellings with nine to 25 units.

Subd. 3. Cluster home developments, provided that the following conditions are met:

- a) The design of the development shall be in harmony with the surrounding neighborhood in terms of building materials, architectural design, scale and mass of the structure, or other similar urban design characteristics;
- b) Two off-street parking spaces, at least one of which must be enclosed in a garage, shall be provided for each dwelling unit. (Added, Bill No. 2002-11)
- c) The number and location of driveways and curb cuts shall minimize conflict with vehicular traffic and should not adversely impact adjacent land uses;
- d) The density of the development shall not exceed the density recommended in the comprehensive plan. (Added, Bill No. 1996-22)

Subd. 4. Public or private elementary and high schools, and other similar learning institutions, provided the following conditions are met:

- a) The use site shall abut a collector or arterial street or be located such that significant traffic will not be generated on local residential streets;
- b) Pick-up and drop-off areas shall be designed to enhance vehicular and pedestrian safety;
- c) Outdoor recreational facilities designed for group activities shall be set back at least 40 feet from any lot line;
- d) Buffering shall be provided to mitigate noise and adverse visual impacts on adjacent properties; and
- e) Lighted playing fields shall be permitted only upon demonstration that off-site impacts can be substantially mitigated. (Added, Bill No. 1998-10)

Subd. 5. Religious institutions and related convents or parsonages, provided the following conditions are met:

- a) The use site shall abut a collector or arterial street or be located such that significant traffic will not be generated on local residential streets;
- b) Outdoor facilities designed for group activities shall be set back at least 40 feet from any lot line; and
- c) Buffering shall be provided to mitigate noise and adverse visual impacts on adjacent properties. (Added, Bill No. 1998-10)

Subd. 6. Governmental buildings and public libraries.

Subd. 7. Emergency shelters within non-residential buildings (e.g., schools or churches) provided the following conditions are met:

- a) The shelter shall serve no more than 16 persons at one time; and
- b) Meals for those served by the shelter shall be prepared in a kitchen approved for commercial use.

Subd. 8. State-licensed day care facilities located in common areas of multi-family buildings serving up to 16 persons provided that designated pick-up and drop-off areas shall be located on the site.

Subd. 9. State-licensed residential care facility serving from 7 to 16 persons. Care facilities located within the MR-2 District shall be subject to the same zoning regulations as multi-family dwellings in the MR-2 District.

Subd. 10. Telecommunications towers. Towers shall be allowed only in the following residentially zoned areas:

- a) Towers supporting amateur radio antennas and conforming to all applicable provisions of Section 544.25 of this code shall be allowed only in the rear yard of residentially zoned parcels.
- b) Towers supporting commercial antennas and conforming to all applicable provisions of Section 544.25 this code shall be allowed only in the following residentially zoned locations:
 - (i) Church sites, when camouflaged as steeples or bell towers;
 - (ii) Park sites, when compatible with the nature of the park; and,
 - (iii) Government, school, utility, and institutional sites, not including the public right-of-way.

Subd. 11. Major public utilities. (Amended, Bill No. 1998-10)

525.09. Prohibited Uses. Any land use not listed as permitted, accessory or conditional in this Section or subsection 512.05 is prohibited in the MR-2 District unless the use is found to be substantially similar to a use listed, as determined by the city in accordance with Subsection 509.23 of this code.

525.11. Dimensional and parking regulations for multi-family structures (excluding cluster home developments). Subdivision 1. The standards set out in this subsection apply in the MR-2 District.

Minimum lot size	15,000 sq. ft.
Minimum lot width	75 feet
Minimum floor area	a) Efficiency – 400 square feet per unit. b) One-bedroom - 550 square feet per unit. c) Two-bedroom - 750 square feet per unit. d) More than two bedrooms - add 150 square feet per bedroom to that required for a two bedroom dwelling unit.
Maximum building height	35 feet
Maximum lot coverage (principal structure)	30 %
Outdoor open space requirements	a) Two or fewer bedrooms: 325 square feet minimum per dwelling unit. b) Three or more bedrooms: 425 square feet minimum per dwelling unit. c) Balconies and porches with at least 70 square feet and seven feet in width which are directly accessible by individual dwelling units may be counted as contributing 175 square feet to the outdoor open space requirements listed above.
Minimum setbacks	a) Front: 30 feet. b) Side i) Interior: the height of building or 20 feet, whichever is greater. ii) Street: 30 feet c) Rear: the height of building or 25 feet, whichever is greater

Subd. 2. Minimum parking for multi-family structures (excluding cluster home developments): Two off-street parking spaces shall be provided for each dwelling unit. The Council, at its discretion, may reduce the minimum required parking to not less than 1.5 parking spaces per unit for multi-family structures with seven or more units, after consideration of factors including but not limited to the present or future availability of transit services, shared parking, pedestrian orientation, and occupancy characteristics. In addition, the Council may further reduce the parking requirement for senior housing complexes.

(Amended, Bill No. 2011-19)

525.13. Dimensional and parking regulations for cluster home developments.

Subdivision 1. The standards set out in this subsection apply to cluster home developments in the MR-2 District.

Minimum lot area	<ul style="list-style-type: none"> a) Three-unit structure in area not designated as “High Density Single-Family Residential” in the city’s comprehensive plan: 3,500 square feet per unit. b) Four-unit structure in area not designated as “High Density Single-Family Residential” in the city’s comprehensive plan: 3,000 square feet per unit. c) Three or four-unit structure in area designated as “High Density Single-Family Residential” in the city’s comprehensive plan: 2,900 square feet per unit. d) Five or more unit structure: 2,500 square feet per unit. (Amended, Bill No. 2002-11)
Minimum lot width	60 feet.
Minimum floor area	<ul style="list-style-type: none"> a) One-bedroom - 650 square feet per unit. b) Two-bedroom - 850 square feet per unit. c) Three or more bedrooms - 1,000 square feet per unit.
Maximum building height	35 feet.
Maximum lot coverage	35 percent.
Outdoor open space requirements	<ul style="list-style-type: none"> a) Two or fewer bedrooms: 325 square feet minimum per dwelling unit. b) Three or more bedrooms: 425 square feet minimum per dwelling unit. c) Balconies, porches and decks with at least 70 square feet in area and six feet in width which are directly accessible by individual dwelling units may be counted as contributing 70 square feet to the outdoor open space requirements listed above

Subd. 2. Setback requirements for cluster home developments (in feet):

Use	Front	Rear	Interior Side	Street Side
Cluster home developments in R-SFH guided area (but see Subd. 3)	10	25	10	15
Cluster home developments in non-R-SFH guided area. (but see Subd. 3)	30	25	20	30

(Amended, Bill No. 2002-11)

Subd. 3. Setback reductions: the setback requirements for cluster home developments may be reduced to 25 feet in the front, five feet for the side interior and 12 feet in the rear if the following criteria are met:

- a) The applicant can demonstrate that a superior design is achieved through the reduced setback. Evidence of a superior design may include but is not limited to the preservation of a natural feature, creation of an amenity, creation of public open space, or incorporation of special features to meet the needs of the target population;
- b) The reduced setback does not adversely affect the surrounding neighborhood in terms of a decrease in privacy, noise, overcrowding, or other similar impacts;
- c) The impact of the reduced setback is minimized through the presence of features such as landscaping or other means of buffering, a limited number of building openings in the portion of the structure that infringes upon the setback, building orientation, minimized garage door dominance, or other similar features.

Subd. 4. Minimum parking for cluster home developments: Two off-street parking spaces, at least one of which shall be in a garage, shall be provided for each dwelling unit. The Council, at its discretion, may reduce the minimum required parking to not less than 1.5 parking spaces per unit after consideration of factors including but not limited to the present or future availability of transit services, shared parking, pedestrian orientation, and occupancy characteristics. In addition, the Council may further reduce the parking requirement for projects designed to serve seniors. (Amended, Bill No. 1996-22)

525.15. Dimensional regulations for non-residential uses. Subdivision 1. Standards.
The standards set out in this subsection apply to non-residential uses in the MR-2 District.

Minimum lot size	Minimum lot width	Maximum lot coverage	Maximum building height	Minimum setbacks
15,000 square feet	75 feet	30 %	35 feet	a) Front: 30 feet. b) Side: i) Interior: 20 feet ii) Street: 30 feet c) Rear: 25 feet.

525.17. Additional regulations. Subdivision 1. Developments shall be constructed and maintained in accordance with the standards set out in this subsection.

Subd. 2. Limit to number of efficiency units. No more than 20 percent of the dwelling units in any one building shall be efficiency dwelling units.

Subd. 3. Performance standards of Section 544. Developments shall be constructed and maintained in accordance with the applicable performance standards set out in Section 544 of this code.

Subd. 4. Design or overlay districts. All property located within a design district or corridor overlay district shall be subject to such district's additional requirements and/or modifications.