

**SECTION 527 – HIGH-DENSITY RESIDENTIAL**  
**DISTRICT (MR-3)**

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**SECTION 527 – HIGH-DENSITY RESIDENTIAL DISTRICT (MR-3)**  
**(ADDED, BILL NO. 2007-19)**

**527.01. Purposes.** The purposes of the MR-3 District regulations are to reserve appropriately located areas for family living in a variety of types of dwellings at a reasonable range of population densities; preserve as many as possible of the desirable characteristics of the single-family district, while permitting higher population densities; provide space for semi-public facilities needed to complement urban residential areas and space for institutions that require a residential environment; minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the surrounding infrastructure; and to provide multi-family residential areas that are safe and attractive.

**527.03. Permitted uses.** Subdivision 1. The uses listed in this subsection are permitted uses in the MR-3 District.

**Subd. 2.** Multi-family dwellings with 20 or fewer units.

**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-3 District shall be subject to the same zoning regulations as multi-family dwellings in the MR-3 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-3 District shall be subject to the same zoning regulations as multi-family dwellings in the MR-3 District.

**527.05. Accessory building and use regulations.** Subdivision 1. The uses permitted in this subsection are allowable accessory uses in the MR-3 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-3 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.** One leasing, sales, or management office per development, provided it is used solely for leasing, sales, or management of units within the development, does not exceed 2,000 square feet of floor area, and is an integral part of the development.

**Subd. 7.** Home occupations that are operated in accordance with Section 509 of this code.

**Subd. 8.** Roof-mounted television antennas

**Subd. 9.** Minor public utilities.

**527.07. Conditional uses.** Subdivision 1. The uses listed in this subsection are conditional uses in the MR-3 District, and are subject to the conditional use permit provisions outlined in Section 547.09 of this code.

**Subd. 2.** Multi-family dwellings with more than 20 units.

**Subd. 3.** Accessory state-licensed foster family homes serving more than three children, or otherwise permitted by law.

**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-3 District shall be subject to the same zoning regulations as multi-family dwellings in the MR-3 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)

**527.09. Prohibited uses.** Any land use not listed as permitted, accessory or conditional in this section or subsection 512.05 is prohibited in the MR-3 District unless the use is found to be substantially similar to a use listed, as determined by Subsection 509.23 of this code.

**527.11. Dimensional and parking regulations for multiple-family structures.**

Subdivision 1. The standards set out in this subsection apply in the MR-3 District.

<b>Minimum lot size</b>	60,000 sq. ft.
<b>Minimum lot area</b>	2,000 square feet per unit, adjusted as follows:  a) For each parking stall under the multi-family structure or underground, subtract 500 square feet per dwelling unit from the minimum lot area per dwelling unit, but the total number of such subtractions shall not exceed the number of dwelling units. b) For each bedroom in excess of two in any one dwelling unit, add 500 square feet to the minimum lot area per dwelling unit.
<b>Minimum lot width</b>	150 feet
<b>Minimum floor area</b>	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.
<b>Maximum building height</b>	50 feet
<b>Maximum lot coverage (principal structure)</b>	30 %
<b>Outdoor open space requirements</b>	a) Two or fewer bedrooms: 300 square feet minimum per dwelling unit. b) Three or more bedrooms: 400 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 150 square feet to the outdoor open space requirements listed above.
<b>Minimum setbacks</b>	a) Front: 40 feet. b) Side i) Interior: the height of building or 30 feet, whichever is greater. ii) Street: 40 feet c) Rear: The height of building or 35 feet, whichever is greater

**Subd. 2. Minimum parking:** 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 1.25 parking spaces per unit for multi-family structures with 10 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.

**527.13. Dimensional regulations for non-residential uses.** Subdivision 1. The standards set out in this subsection apply to non-residential uses in the MR-3 District.

<b>Minimum lot size</b>	<b>Minimum lot width</b>	<b>Maximum lot coverage</b>	<b>Maximum building height</b>	<b>Minimum setbacks</b>
60,000 square feet	150 feet	30 %	50 feet	a) Front: 40 feet. b) Side: i) Interior: 30 feet ii) Street: 40 feet c) Rear: 35 feet.

(Added, Bill No. 1998-10)

**527.15. 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 25 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.