

## Section 26: Mixed Residential District (MXR)

### SECTION 26:

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**26.01 Purpose and Scope:** The MXR District is intended to allow a maximum density of 3 dwelling units per acre (3 DUA) and a mix of single-family detached and single-family attached residential dwellings, where public utilities are available. Total density is calculated by multiplying net site acres, excluding existing roadways, wetlands, surface waters, and floodplain areas, by three. The mix of detached and attached housing units is intended to reflect a minimum 60% detached to maximum 40% attached to dwelling ratio in any given residential subdivision.

### **26.02 Permitted Uses and Structures:**

- Subd. 1.** Single-family detached and attached dwellings.
- Subd. 1.1** Multi-family dwelling units up to 4 units per dwelling.
- Subd. 2.** Public recreation, including parks and playgrounds.
- Subd. 3.** Essential services: Telephone lines, communication lines, and power lines and necessary appurtenant equipment and structures.
- Subd. 4.** State mandated daycare/group homes per Minnesota Statutes Section 462.357, as may be amended.

### **26.03 Accessory Uses:**

- Subd. 1.** Any incidental structure, building, or machinery necessary to the conduct of residential and other permitted uses including 1 satellite dish not to exceed 2 feet in diameter.
- Subd. 2.** Permitted Home Occupations.
- Subd. 3.** Boarding or renting of rooms to not more than 2 people provided that

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there are (a) no separate cooking facilities, (b) no separate entrance and (c) such use does not create the need for more than 2 off-street parking spaces. The parking spaces must be provided within the driveway of the principal structure.

- Subd. 4.** Signs subject to the standards in Section #53.
- Subd. 5.** Private garages subject to the requirements in Section #41. (Accessory Buildings).
- Subd. 6.** Tool houses, sheds, and similar buildings for storage of domestic supplies and non-commercial recreational equipment subject to the provisions of Section #41. (Accessory Buildings).
- Subd. 7.** The reasonable exterior storage of recreational vehicles and yard maintenance equipment. The City Council has sole discretion to determine what constitutes reasonable storage.
- Subd. 8.** Exterior Storage as permitted in Section #40. (General Provisions).
- Subd. 9.** Fences, decks, screen houses, swimming pools, and storage buildings for use of occupants of the principal structures subject to the requirements in this Ordinance.
- Subd. 10.** Parking spaces and carports for licensed and operable passenger cars and trucks subject to the requirements in Section #46. (Off-Street Parking).

### **26.04 Conditional Uses:**

- Subd. 1.** Public, Educational, and Religious Buildings: Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to preschools, elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples, and synagogues.
- Subd. 2.** Open space design subdivisions.

### **26.05 Mixed Residential Developments:**

- Subd. 1.** Required Review. Mixed residential development are processed and reviewed as Planned Unit Developments.

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**Subd. 2.** Single-Family Detached Residential Development. A development consisting only of single-family detached homes may be platted as a conventional subdivision, subject to the applicable standards for detached dwellings in Section #23 (R-2) and the platting requirements of the City Subdivision Ordinance.

**26.06 Performance Standards:** A mixed residential development must comply with the following standards:

**Subd. 1.** Housing unit mix: A ratio of a minimum of 60% detached housing units to a maximum of 40% attached housing units shall be maintained in each individual subdivision, unless modified and approved during Planned Unit Development review by the City.

**Subd. 2.** Maximum density: 3 units per acre overall average within the MXR development, unless modified according to PUD provisions outlined in Section 26.07 below. The maximum density for attached residences within a portion of the development area shall be 6 units per acre.

**Subd. 3.** Minimum lot area/lot width:

<b>Structure Type</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>
Detached	13,500 sq. ft.	100 feet
Duplex	7,500 sq. ft.	75 feet per unit
Attached	6,000 sq. ft. per unit of private or common site area	No established minimum lot width

**Subd. 4.** Minimum structure separation:

<b>Structure Type</b>	<b>Minimum Structure Separation</b>
Detached	20 feet
Duplex	20 feet
Attached	30 feet or height of building, whichever is greater

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**Subd. 5. Front Yard Setback:**

Minimum Front Yard Setback from:

State Highway: 125 feet from the center of the proposed ultimate right of way section for State Highway 55 or a minimum of 50 feet from the dedicated right of way that fits the ultimate section as defined by MnDOT or Wright County Highway Department.

County Road: 50 feet from Right of Way or Easement

City Street: 30 feet from Right of Way or Easement

Where a lot is located at the intersection of 2 or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot.

**Subd. 6. Side yard setbacks:**

A.

<b>Structure Type</b>	<b>Minimum Side Yard Setback</b>
Detached	10 feet
Duplex	10 feet
Attached	15 feet or the height of the building, whichever is greater

B. Exceptions:

1. Accessory Buildings: Accessory Buildings 120 square feet or smaller must be at least 5 feet from the side yard and at least 20 feet from a public street.
2. Garages: Garages and Accessory Buildings greater than 120 square feet must be at least 10 feet from the side yard property line and at least 20 feet from public street.

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3. Alley: Accessory Buildings or Garages must be at least 15 feet from an alley unless the vehicle entrance of the Garage backs upon a public alley, in which case the Garage must be at least 20 feet from the public alley right of way.

**Subd. 7. Rear Yard Setbacks:**

A. Minimum Rear Yard Setback: 30 feet

B. Exceptions:

1. Accessory Buildings: Accessory Buildings 120 square feet or smaller must be at least 5 feet from the property line.
2. Garages: Garages and Accessory Buildings greater than 120 square feet must be at least 10 feet from the rear property line.
3. Alley: Accessory Buildings or Garages must be at least 15 feet from an alley unless the vehicle entrance of the Garage backs upon a public alley, in which case the Garage must be at least 20 feet from the public alley right of way.

**Subd. 8. Lots with adjacent to Power Lines, Pipe Lines, and Rail Roads.** Lots platted or located adjacent to power lines, pipe lines, and rail road right-of-way shall require additional depth of 20 feet above the minimum requirements of the Zoning District.

**Subd. 9. Required Buildable Area.** Except as may be approved by the City Council and except for lots of record, preliminary platted lots, and residential Planned Unit Development concepts having legal standing on January 1, 2005 (effective date of Ordinance), all lots must contain usable/buildable upland equal to at least 90 percent of the required minimum lot areas. The required upland area shall not contain wetlands, streams, ponds, steep slopes (12% or greater), easements, or any other non-buildable terrain. Lots which involve wetland mitigation practices shall be evaluated for conformance with this requirement based on wetland mitigation plans indicating areas of wetland filling or dredging.

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**Subd. 10.** Maximum site coverage (maximum impervious surface):

<b>Structure Type</b>	<b>Maximum Site Coverage</b>
Detached	25%
Duplex	25%
Attached	50% (includes private and common ownership areas)

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Exception: In the City’s sole discretion, the maximum site coverage may be increased if the applicant demonstrates that storm water management issues are adequately addressed.

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**Subd. 11.** Building Height:

- A. The maximum height of all buildings shall not conflict with airport zoning regulations and, except as listed below, shall not exceed 35 feet.
1. Church spires shall not exceed 60 feet in height.
  2. Rooftop mechanical equipment shall not exceed the building height requirements by more than 10 feet.
  3. Water towers are exempt from the building height requirement.

**Subd. 12.** Minimum Garage Parking: 2 stalls/unit

**Subd. 13.** Minimum Surface parking: 2 stalls/unit

**Subd. 14.** Additional parking: Attached residential structures which do not directly abut public streets with permitted on-street parking shall be required to designate common or guest parking areas equal to 1 stall per 2 units, in addition to the garage and surface parking requirements. A modification of the total parking requirements may be made in instances where the surface parking areas are not in tandem with required garage parking.

**Subd. 15.** Private Streets. Whenever it does not contradict the provisions of this Ordinance as it relates to an adopted transportation plan or the

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protection of opportunities for reasonable development of surrounding land adjacent to a development proposed in the application, streets which are intended to be kept continuously closed to public travel or are at all times posted as private streets may be retained as private streets and so reflected upon the final plat made a part of the permit, provided an agreement is entered into between the owner of said private streets and the City assuring that the construction, operation, and maintenance of said streets will be executed in accordance with the approved PUD.

**Subd. 16.** General Requirements. All homes must comply with the provisions of Section 24.07, Subds. 12, 13, and 14, that are not inconsistent herewith.

### **26.07 Mixed Residential District - PUD:**

The purpose of the PUD provisions is to encourage high development design standards as alternative design opportunities. In exchange for higher design standards, site preservation techniques, additional park and recreational amenities, and other unique development considerations, conventional dimensional criteria may be modified or varied. Examples of variations to dimensional standards include reductions in minimum lot areas and lot widths, modifications in the ratio of single-family attached to single-family detached homes, and modifications to the density of residential dwelling types. The PUD provisions are not intended to modify minimum open space requirements, landscaping requirements, minimum structure separation, or the maximum site density.

### **26.08. Application Materials:**

All requests for mixed residential developments shall include subdivision platting requirements and shall be accompanied by a series of site plans and data including but not limited to the following:

- Subd. 1.** Complete details of the proposed site development, including location of buildings, driveways, parking spaces, dimensions of the parking spaces, dimensions of the lots, lot area and yard dimensions, sidewalks, and trails.
- Subd. 2.** Complete recreation plans illustrating all recreational facilities and structures, including trails.
- Subd. 3.** Complete circulation plans for proposed pedestrian and vehicle traffic.

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- Subd. 4.** Population and services required (types and amounts).
- Subd. 5.** Complete plans for screening, fencing, and landscaping.
- Subd. 6.** Preliminary architectural plans showing the floor plans and elevations of the proposed buildings.
- Subd. 7.** Complete plans and specifications for exterior wall finishes proposed for all principal and accessory structures.
- Subd. 8.** Complete data pertaining to dwelling unit sizes and ratios of dwelling units to total lot space.
- Subd. 9.** A 2 foot contour topographic map of the existing site. All wetlands, floodplains, and shoreland areas must be delineated.
- Subd. 10.** A grading plan illustrating the proposed grade changes from the original topographic map. All site areas, when fully developed, shall be completely graded so as to adequately drain and dispose of all surface water, stormwater, and groundwater in such a manner as to preclude large-scale erosion, unwanted ponding, and surface chemical run-off. An erosion control plan consistent with best management practices must also be submitted.
- Subd. 11.** Complete plans and documents of the homeowners association, which explain:
  - A. Ownership and membership requirements.
  - B. Organization of the association.
  - C. Time at which the developer turns the association over to the homeowners.
  - D. Approximate monthly or yearly association fee for homeowners.
  - E. Specific listing of items owned in common, including such items as roads, recreational facilities, parking, common open space grounds and utilities.

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### Amendment History of this Section

**Amended May 18, 2006 (R2006-18). Effective Date: February 21, 2007.** Amended Section 26.06, Subd. 5, Front setback from state highway.

**Amended May 18, 2006 (R2006-19). Effective Date: February 21, 2007.** Amended Section 26.02 to add Subd. 1.1 Multi-family dwelling units up to 4 units per dwelling. Amended Section 26.06, Subd. 16 to add that homes must comply with subdivisions 13 and 14 as well.