

515.07. R-B residential-business district. Subdivision 1. Purpose. A district to provide for the transition in land use from residential to business and to allow for the intermixing of high density residential and office use. (Amended, Ord. No. 10-18)

Subd. 2. Permitted uses. Permitted uses in an R-B district are:

- (a) multiple family dwellings;
- (b) public and non-profit organizational, recreational and social facilities;
- (c) governmentally-owned open parking lots and parking ramps.

Subd. 3. Permitted accessory uses. Permitted accessory uses in an R-B district are:

- (a) all accessory uses which are allowed in an R-3 district except as hereinafter modified;
- (b) off-street parking but not including semi-truck tractors or trailers;
- (c) off-street loading.
- (d) therapeutic massage services provided in a hospital available only to hospital employees and patients receiving care provided said services are under the supervision of a physician at the hospital and in conformance with Section 613 of the City Code. (Added, Ord. No. 11-03)

Subd. 4. Conditional uses. The uses listed in this subdivision require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) All those conditional uses, subject to the same conditions as allowed in an R-3 district, except as hereinafter modified.
- (b) One and two-family dwellings and townhouses provided that:
 - (1) development is compatible with existing and planned use of the area and does not create conflicts with higher uses or endanger or impair, or both, the residents and their use of one and two-family dwellings and townhouses;
 - (2) the grades, topography, drainage or character of the developed lot shall not unreasonably restrict the amount of usable open space or create a hazard;
 - (3) a safe and direct access is available to parks and public open space;
 - (4) the lot requirements and setbacks outlined in subsection 515.05, subdivision 5 of this code and building requirements outlined in subsection 515.05, subdivision 6 of this code are satisfactorily met;

- (c) Hospitals, medical offices and clinics, dental offices and clinics, professional offices, commercial leased offices, counseling or training services, real estate agencies, and funeral homes and mortuaries provided that: (Amended, Ord. No. 07-06)
- (1) the site and related parking and service entrances are served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated;
 - (2) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (3) adequate off-street parking is provided in compliance with subsection 510.17 of this code;
 - (4) adequate off-street loading is provided in compliance with subsection 510.19 of this code;
 - (5) vehicular entrances to parking or service areas shall create a minimum of conflict with through traffic movement;
 - (6) when abutting an R-1 or R-2 district a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided; and (Amended, Ord. No. 07-06)
 - (7) all signing and information or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;

- (d) Retail commercial activity provided that:
 - (1) merchandise is sold at retail and is directly related to the principal use or is provided for the comfort and convenience of those using the principal use or activity;
 - (2) the retail activity is located within a structure whose principal use is not commercial sales;
 - (3) the retail activity shall not occupy more than 15% of the gross floor area of the building;
 - (4) no directly or indirectly illuminated sign or sign in excess of ten square feet identifying the name of the business shall be visible from the outside of the building;
 - (5) no signs or posters of any type advertising products for sale shall be visible from the outside of the building;

- (e) Privately owned parking ramps as a principal or accessory use and privately owned open parking lots as a principal use, provided that:
 - (1) access is from and onto a collector or arterial street;
 - (2) entrances and exists create a minimum of conflict with through traffic movement;
 - (3) sufficient magazine space is provided in the structure or on the site to minimize or eliminate the blocking of traffic in the public right-of-way;
 - (4) parking spaces and aisle and driveways shall be developed in compliance with subsection 510.17 of this code and are subject to the review and approval of the city engineer or city planner, or both.
 - (5) the location is at least 60 feet from the boundary of an R-1 or R-2 residential district;
 - (6) the lot area is double the minimum established for this district;

- (7) when abutting an R-2 or R-2 district a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided;
 - (8) when abutting a residential use which is not related to the parking ramp or open parking lot, a setback of at least 30 feet shall be provided from the property line and this area shall be maintained as open space and screening and landscaping shall be provided in compliance with subsection 510.25, subdivision 2 of this code;
 - (9) all signing and informational or visual communication devices shall be in compliance with subsection 410 of the city code and shall not impact surrounding or abutting residential uses;
- (f) Buildings combining R-B conditional uses and residential uses provided that:
- (1) the residential and non-residential uses shall not conflict in any manner;
 - (2) the residential building standards as outlined in subsection 515.07 of this code are met;
- (g) Buildings in excess of three stories or 40 feet provided that:
- (1) the site is capable of accommodating the increased intensity of use;
 - (2) the increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets;
 - (3) public utilities and services are adequate;
 - (4) except for senior public housing for each additional story over three stories or for each additional ten feet above 40 feet, front and side yard setback requirements shall be increased by five feet; (Amended, Ord. No. 08-02)
- (h) Senior housing provided that:
- (1) parking areas are screened and landscaped from view of surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (2) the site of the principal use and its related parking is served by an arterial or collector street;
 - (3) usable open space as defined in subsection 505.09, subdivision 110 of this code at a minimum is equal to 20% of the gross lot area;

- (4) the site of the principal use is served or is located within 400 feet of regular transit service;
 - (5) the site of the principal use is within 400 feet of commercial shopping development or adequate provision for access to such facilities is provided.
- (i) Handicap housing provided that:
- (1) parking areas are screened and landscaped from view of surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (2) the site of the principal use and its related parking is served by an arterial or collector street;
 - (3) usable open space as defined in subsection 505.09, subdivision 110 of this code at a minimum is equal to 20% of the gross lot area;
 - (4) the site of the principal use is served or is located within 400 feet of regular transit service;
 - (5) the site of the principal use is within 400 feet of commercial shopping development or adequate provision for access to such facilities is provided;
 - (6) the housing development is operated in compliance with subsection 510.09, subdivision 58.
- (j) Apartment density bonus: Except for senior housing, a maximum 25 percent reduction in square feet of lot area per unit as required in subsection 515.07, subdivision 6(c)(1) of this code based upon the following bonus features and square foot reduction factors. (Amended, Ord. No. 08-02)

Square
Foot
Reduction

- (1) Exceptional site design: a deduction in site area requirement will be permitted for exceptional site design. The amount of that reduction will be recommended by an architectural review board comprised of professional architects, city staff, or both, if a professional board cannot be assembled. The elements of site design to be considered towards obtaining maximum reductions are as noted below: up to 150 sq. ft.

- (i) separation of pedestrian and vehicular traffic;
- (ii) development of landscaped berms between areas of conflicting activities (for example, play areas vs. parking or private parties vs. joint recreational areas);
- (iii) development of dense hedges as screening elements;
- (iv) extensive use of large caliper trees and shrubs of both coniferous and deciduous species to enhance the appearance of buildings and grounds and to control erosion;
- (v) preservation of existing trees and shrubs;
- (vi) extensive development of free exterior recreational facilities of both passive and active nature, in such a manner that such areas are easily accessible but present no conflict in use for example, walkways, Structures, tennis courts, pools, waterways, docking facilities;
- (vii) site lighting of drives, parking, walks, steps, and other facilities;
- (viii) immediate access to public open spaces and provision for maintenance of that access, for example, school playgrounds, public parks, public beaches;
- (ix) properly located screened garbage and refuse storage areas of a permanent nature, for example, stone, wood, or block;
- (x) appropriateness of site elevations and gradients to building: design, land improvements, drainage and safe, easy circulation by occupants.

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| (2) | Two-thirds of the required fee free parking is provided underground or within the principal structure (not including attached or detached garages). | 150 sq. ft. |
| (3) | Type two construction. | 150 sq. ft. |
| (4) | Elevator serving each floor. | 100 sq. ft. |
| (5) | Transit service available within 300 feet of entrance, via direct public access. | 75 sq. ft. |
| (6) | Indoor or outdoor recreation facilities, or both, equal to 25 square feet per unit or 750 square feet total, whichever is greater. | 75 sq. ft. |

- (7) The provisions of subsection 535.01 of this code are considered and satisfactorily met.
- (k) Residential/business planned unit development. (Added, Ord. No. 93-02)
- (l) Hospitality houses accessory to and adjacent to a Level-One Trauma Center hospital provided that:
 - (1) Off-street parking shall be provided to serve the guest rooms with a minimum of one space per room in accordance with the standards of section 510.17 (parking).
 - (2) Parking areas shall be screened and landscaped from view of surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code.
 - (3) When abutting an R-1 or R-2 district, a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided. (Added, Ord. No. 07-15)
- (m) Private educational institutions limited to elementary, junior high and senior high schools; colleges or universities; museums; religious institutions such as churches, chapels, temples, and synagogues; and seminaries or monasteries provided that: (Added, Ord. No. 10-18)
 - (1) any such principal building shall be located 30 feet or more from any other lot in residential district; (Added, Ord. No. 10-18)
 - (2) adequate screening from abutting residential uses and landscaping is provided in compliance with subsection 510.25, subdivision 2 of this code; (Added, Ord. No. 10-18)
 - (3) adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley from the principal use in compliance with subsection 510.17 of this code and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code; (Added, Ord. No. 10-18)
 - (4) an off-street rider drop-off and pick-up drive is provided; (Added, Ord. No. 10-18)
 - (5) adequate off-street loading and service entrances are provided and regulated where applicable by subsection 510.19 of this code; (Added, Ord. No. 10-18)
 - (6) the site of the principal use and related parking is served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated. (Added, Ord. No. 10-18)

- (n) Art studios where art is produced and displayed provided that:
 - (1) The site faces or fronts on an arterial or collector street with access approved by the City Engineer if vehicular access is to an alley;
 - (2) The site shall have adequate off-street parking based upon one space per 200 gross square feet and shall be screened in accordance with Section 510.25;
 - (3) Events or showings shall be concluded by 10 p.m. on weeknights.
 - (4) Limited display of artwork such as statues may be permitted provided that:
 - (a) retail sales of artwork is prohibited in front yards;
 - (b) a plan for exterior display is approved by the Community Development Coordinator to ensure appropriateness for the character of the neighborhood;
 - (5) The Site shall be reviewed after one year for compliance with the conditions.

(Added, Ord. No. 13-05)

- (o) Supportive housing with services offering a range of options from independent living, assisted living and residential hospice provided that:
 - (1) The site and related parking and service entrances are serviced by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated;
 - (2) An off-street rider dropp-off and pick-up drive and entrances is provided which may be combined with required parking
 - (3) Adequate off-street parking is provided at a minimum of one half space per dwelling unit;
 - (4) When abutting an R-1 or R-2 district a buffer area with screening and landscaping in compliance with subsection 510.25, Subd. 2 of this code shall be provided;
 - (5) Rooms dedicated for community, meetings, recreation and/or social activities for the residents may substitute for required useable open space.

(Added Ord. No. 13-07)

Subd. 5. Lot requirements and setbacks. The following minimum requirements shall be observed in an R-B district subject to additional requirements, exceptions and modifications set forth in this code.

- (a) Lot area: 6,000 square feet.
- (b) Lot width:
 - (1) single family dwelling unit: 50 feet;
 - (2) two-family dwelling unit: 60 feet;
 - (3) multiple family or townhouse dwelling unit: 60 feet;
 - (4) other R-B permitted uses: 50 feet;
 - (5) R-B conditional uses: the least restrictive lot width requirement where the use is permitted.
- (c) Setbacks:
 - (1) Front yards:
 - (i) not less than 25 feet;
 - (ii) in a block where a lot fronts on a side street next to a lot which has its side facing the same street, the setback on each lot shall be 15 feet from the side street (right-of-way);
 - (iii) where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is only one adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of the adjacent structure. In no case shall the minimum front yard setback exceed 30 feet.
 - (2) Side yards: 10 feet, except:
 - (i) a side yard abutting a public right-of-way (street) shall be not less than 15 feet from the right-of-way except in the case of 40 foot lots, the side yard may be reduced to less than five feet from the right-of-way;
 - (ii) a side yard which contains a private drive with one-way traffic movement shall be 15 feet or with two-way traffic movement shall be 20 feet;
 - (iii) side yard which abuts an R-1 or R-2 district shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

- (3) Rear yard: 20% of lot depth and if abutting an R-1 or R-2 district shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 6. Building requirements.

- (a) Height: No structure shall exceed three stories or 40 feet in height except as provided in subsections 510.15, subdivision 1 and 515.07, subdivision 4(g) of this code.
- (b) Minimum floor area per dwelling unit:

UNIT SIZE	MULTI-FAMILY UNIT
(1) efficiency apt.	440 sq. ft.
(2) one bedroom	520 sq. ft.
(3) two bedroom	750 sq. ft.
(4) three bedroom	850 sq. ft.
(5) four bedroom	1000 sq. ft.
(6) add 120 square feet for each additional bedroom.	
(7) Except for senior and handicap housing, efficiency apartments shall not exceed 10% of the total apartments in a structure. (Amended, Ord. No. 08-02)	

- (c) Minimum lot area per dwelling unit:
 - (1) Multiple family:
 - (a) three stories or less: 1500 sq. ft.
 - (b) four stories: 1400 sq. ft.
 - (c) five stories: 1300 sq. ft.
 - (d) six stories: 1200 sq. ft.
 - (2) Multi-family - senior and handicap housing = 500 square feet. (Amended, Ord. No. 08-02)
- (d) Usable open space: Except for senior and handicap housing, each multiple family dwelling site shall contain at least 300 square feet of usable open space as defined by this code for each dwelling unit contained thereon. (Amended, Ord. No. 08-02)