

**CITY OF LONSDALE
RICE COUNTY, MINNESOTA**

ORDINANCE 2015-265

AN ORDINANCE AMENDING CITY CODE §153.040(E)
ALLOWING 5 FT. SIDE YARD SETBACKS FOR SINGLE-FAMILY DETACHED DWELLINGS

Whereas, N G Properties submitted an application requesting that City Code §153.040(E) be amended to allow five (5) ft. side yard setbacks for single-family detached dwellings in the R-3, Townhouse & Four-Plexes, Zoning District; and

Whereas, on April 16, 2015, the Lonsdale Planning & Zoning Commission held a public hearing and recommended approval of the proposed ordinance amendment.

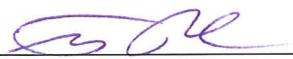
Now Therefore Be It Ordained, by the Lonsdale City Council, that:

1. City Code §153.040(E) is amended as shown on **Exhibit A**.
2. A Conditional Use Permits shall be required before any single-family detached dwelling, located within the R-3 Zoning District, may be constructed.

Ordinance 2015-265 shall be in full force and effective from and after its approval and publication.

Passed by the City Council of the City of Lonsdale, Minnesota, this 30th day of April, 2015.

CITY OF LONSDALE



Mayor Tim Rud

ATTEST:



City Administrator Joel Erickson

(SEAL)

EXHIBIT A
City Code §153.040(E) – Proposed Ordinance

(E) R-3 Townhouse and 4-plexes.

1. Purpose. The R-3 district is designed to provide for areas that are capable of supporting multiple-family dwellings in terms of public utilities and services, and thereby allowing for a variety of housing types in greater densities of up to ten dwelling units/acre.
2. Permitted uses.
 - a. 4-plexes.
 - b. Attached single-family.
 - c. Public parks and playgrounds.
 - d. Public and semi-public buildings.
 - e. Public utility structure that is not intended for human occupation, occupies an area of less than 500 square feet; or does not exceeds the height of the highest building on an adjoining lot or an average grade to peak height of 17 feet, whichever is less.
 - f. Townhomes.
3. Permitted accessory uses.
 - a. Common garages.
 - b. Fences.
 - c. Gardening or other horticultural use where no sale of products is conducted on the site.
 - d. Gazebos and screened porches.
 - e. Home occupations if all criteria is met.
 - f. Landscaping and decorative features.
 - g. Off-street parking.
 - h. Private play equipment.
 - i. Private swimming pool.
 - j. Recreational rooms and rental offices.
 - k. Roomers, a maximum of two per dwelling unit.
 - l. Satellite dishes and solar collectors.
 - m. Temporary buildings located for the purpose of construction on the premises for a period not to exceed the time necessary for such construction.
 - n. Yard sales, provided that each sales event runs from Thursday at 8:00 a.m. to the following Sunday at 8:00 p.m. and there are no more than four sales per year.
4. Conditional uses.
 - a. Any house or other principal structure moved onto a lot.
 - b. Cemeteries.
 - c. Churches or places of worship.
 - d. Educational institutions or facilities.
 - e. Licensed in-home residential care facility for six or less persons.
 - f. Licensed day-care facility for 12 or less persons.
 - g. Manufactured home park.
 - h. Public utility structure that is intended for human occupation, occupies an area of more than 500 square feet; or exceeds the height of the highest building on an adjoining lot or an average grade to peak height of 17 feet, whichever is less.
 - i. Single-family detached dwellings.
5. Minimum lot requirements and setbacks.
 - a. Minimum lot area: 3,500 square feet per dwelling unit
 - b. Minimum lot depth: 80 feet
 - c. Maximum lot coverage: 60%
 - d. Maximum height: principal: 40 feet, accessory: 20 feet
 - e. Minimum front setback: 25 feet
 - f. Minimum rear setback: 30 feet
 - g. Minimum side yard setback – attached dwelling units: 10 feet
 - h. Minimum side yard setback – detached single-family dwellings: 5 feet
 - i. Minimum side yard setback – corner lot: 25 feet.

City Code §153.040(E) – Current Ordinance

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