

SECTION 7: REGULATIONS FOR "R-1" AND "R-1A" SINGLE FAMILY RESIDENTIAL DISTRICT.

Subd. 1. Permitted Uses. Unless otherwise provided in this ordinance, no building or land shall be used, and no building shall hereafter be erected or structurally altered in an "R-1" or "R-1A" District, except for one or more of the following uses:

- A. Single family dwellings.
- B. Public parks and playgrounds.
- C. Essential services.

Subd. 2. Permitted Accessory Uses.

- A. Private garages, parking spaces and car ports for licensed and operable passenger cars and trucks not to exceed a gross weight of twelve thousand (12,000) pounds, as regulated by this Ordinance. Private garages are intended for use to store the private passenger vehicles of the family or families resident upon the premises, and in which no business, service or industry is carried on. Such garage shall not be used for the storage of more than one (1) commercial vehicle owned or operated by a resident per dwelling unit.
- B. Recreational vehicles and equipment.
- C. Non-commercial greenhouses and conservatories.
- D. Swimming pool, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.
- E. Tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment.
- F. Accessory and secondary use antennas as regulated by Section 31.
- G. Class I home occupations.

Subd. 3. Conditional Uses. The following are conditional uses in an "R-1" or "R-1A" District; requires a Conditional Use Permit based upon procedures set forth in this Ordinance; and shall be reviewed on an annual basis. Such review shall occur prior to the 2nd Council meeting in June.

- A. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:

1. Side yards shall be double that required for the district, but no greater than thirty (30) feet.
 2. Adequate screening from abutting residential uses and landscaping is provided in compliance with this Ordinance.
 3. Adequate off street parking and access is provided on the site or on lots directly abutting directly across a public street or alley to the principal use in compliance with this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with this Ordinance.
 4. Adequate off-street loading and service entrances are provided and regulated where applicable by this Ordinance.
- B. State licensed residential facilities serving seven (7) or eight(8) persons, provided that:
1. The facility is in compliance with and is maintained in accordance with the Minnesota State Fire Code and Uniform Building Code.
 2. The facility is in compliance with all regulations as determined by the Public Works Director or his designated agent.
 3. The facility is subject to annual review and continual monitoring by the City and is found to be in compliance with all applicable construction and operation regulations and standards.
- C. Family Day Care. Restricted to a family dwelling in which foster care, supervision and training for children of school or pre-school age out of their own home is provided during part of the day (less than twenty-four (24) hours a day with no overnight accommodations or facilities and children are delivered and removed daily. The number to be cared for in one (1) day care home shall not exceed five (5) including the family's own non-school age children. The regulations and conditions of the Minnesota Department of Public Welfare, Public Welfare Manual E 3130 as adopted, amended and/or changed shall be satisfactorily met and a written indication of preliminary, pending or final license approval from the regulatory welfare agency shall be supplied to the City.
- D. Boarding or renting of rooms to not more than one person.
- E. Class II home occupations.
- F. Bed and Breakfast residences.
- G. Accessory structure dwelling units which meet the conditions outlined in Section 19.
- H. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the community provided that:

1. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
 2. Equipment is completely enclosed in a permanent structure with not outside storage.
 3. Adequate screening from neighboring uses and landscaping is provided in compliance with this Ordinance.
- I. Accessory and secondary use antennas up to a maximum diameter of six (6) feet or less as regulated by Section 31.

Subd. 4. Lot Requirements and Setbacks. The following minimum requirements shall be observed in an "R-1" or "R-1A" District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

	R-1	R-1 A
Lot Area:	10,000 square feet	12,000 Square Feet
Lot Width:	75 Feet at the front setback line	85 Feet at the front setback line
Setbacks:	<ol style="list-style-type: none"> 1. Front Yards: Not less than 35 feet 2. Side Yards: <ol style="list-style-type: none"> a. Interior Lots: not less than 10 feet b. Corner Lots: not less than 10 feet on the interior side yard, nor less than 35 feet on the side yard abutting a public right-of-way. 3. Rear Yards: 25 feet 	

Subd. 5. Building Regulations.

- A. Each single dwelling unit shall have a floor area, exclusive of porches, sun decks, garages and basements, of not less than 950 square feet.
- B. Each single dwelling shall be provided with a minimum of two garage units, but not to exceed an accessory building equal to 900 square feet.
- C. No structure shall exceed 35 feet in height above grade.

Subd. 6. Special Regulations Pertaining to the Stoneridge Colony Development. All properties within the Stoneridge Colony Development may be regulated by the following: the Declaration of Covenants between the City of Long Lake and the City of Orono, dated May 24, 1993; the Amendment to the Declaration of Covenants between the City of Long Lake and the City of Orono, dated May 15, 2001; and the Declaration of Covenants by Lundgren Brothers, dated September 23, 2003. All Covenants are recorded and available at Hennepin County's Office of the Recorder and are filed on the title of each property.

