

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:

1. Single family dwellings.
2. Public parks and playgrounds.
3. Essential services.
4. A state licensed residential facility or housing with services establishment registered to serve six or fewer persons in accordance with State Statute 462.357, subdivision 7.

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.
- H. Solar energy systems, exterior, provided the following standards are met:
 1. All solar panels attached to the wall of a principal or accessory building must be flush mounted or at an angle of no more than a five (5) percent deviation from the wall.
 2. Roof mounted solar panels shall comply with the following:
 - a. The height of a roof mounted solar panel shall not exceed twenty (20) feet as measured from the ground or three (3) feet above the ridgeline of the roof peak of the principal building on the property, whichever is

greater.

- b. On flat or shed roofs, the height of a solar mounted roof panel shall not exceed ten (10) feet as measured from the surface of the roof, or twenty (20) feet as measured from the ground, whichever is greater.
 - c. The solar panels shall be mounted to align with the slope of the roof, and shall not deflect more than ten (10) percent from the roof angle.
 - d. Solar roof panels shall be setback from the roof edge a minimum of one (1) foot and shall not be located on any roof overhang.
- 3. Window awnings constructed to allow solar energy collection shall be permitted provided all required building setbacks are met.
 - 4. All required permits must be obtained before construction of solar collection systems.
- I. Wind energy conversion systems (WECS) that have a rated capacity of no more than fifteen (15) kilowatts, provided the following standards are met:
 - 1. No more than one (1) WECS shall be allowed per lot.
 - 2. The diameter of the circle described by the moving rotor blades shall not exceed thirty-five (35) feet.
 - 3. The height of the WECS (including the rotor blades) shall not exceed twenty (20) feet or the height of the principal building on the property, whichever is greater.
 - 4. The WECS (including the rotor blades) shall meet the required lot setbacks, or fifty (50) percent of the height of the WECS (including the rotor blades), whichever is greater.
 - 5. Rotor blades must maintain a minimum of twelve (12) feet of clearance between the lowest point of the blade and the ground.
 - 6. The WECS (including the rotor blades) shall be designed utilizing earth tone colors and textures that are compatible with the adjacent buildings.
 - 7. Building and electrical permits must be obtained by the applicant following the submission of all information required by the applicable State code and submission of certification by the manufacturer's engineer or other qualified engineer that the WECS and associated facilities are of adequate design for the soil and climate conditions of Long Lake.
 - 8. If the WECS has not been operated or is inoperable for a period of one year, or fails to meet the conditions of this ordinance, the City may order it be dismantled and the site restored to its original condition.
 - J. Licensed day care facility serving 12 or fewer persons, and a group family day care facility serving 14 or fewer children licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 in accordance with State Statute 462.357, subdivision 7.
- 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. Boarding or renting of rooms to not more than one person.
- B. Class II home occupations.
- C. Bed and Breakfast residences.
- D. Accessory structure dwelling units which meet the conditions outlined in Section 9.
- E. 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:

- A. Front Yards: Not less than 35 feet
- B. Side Yards:
 - 1. Interior Lots: not less than 10 feet
 - 2. 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.
- C. 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.