

Section 10.06. **"R-1" Single Family Residential District.**

Subd. 1. **Purpose.** The purpose of the "R-1" Single Family District is to provide for low density single family detached residential dwelling units and directly related, complementary uses.

Subd. 2. **Permitted Uses.** The following are permitted uses in an "R-1" District:

- A. Single family detached dwellings.
- B. Licensed day care facilities serving twelve (12) or fewer persons and a licensed group family day care facility serving fourteen (14) or fewer children.
- C. A licensed residential facility serving six (6) or fewer persons.
- D. Public parks and playgrounds.

Source: Ord. 338-2nd Series  
Effective Date: 2/08/93

E. Micro-unit dwellings within sacred settlements meeting the provisions of 2023 Session Law Chapter 53, Article 11, Section 57.

Source: Ord. 898-2<sup>nd</sup> Series  
Effective Date: 12/26/2023

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in an "R-1" District:

A. Private garages, parking spaces and car ports for licensed and operable passenger cars and trucks not to exceed a gross capacity of nine thousand (9,000) pounds, as regulated by Section 10.03, Subd. 5 (Off-Street Parking) of 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 space can be rented to non-residents of the property for private passenger vehicles and/or non-commercial vehicles, trailers, or equipment if sufficient off-street parking is in full compliance with this Ordinance is provided elsewhere on the property. 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. Home occupations are regulated by Section 10.03, Subd. 9 of this Ordinance.
- D. Non-commercial greenhouses and conservatories.
- E. Swimming pools, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.
- F. Tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment.
- G. Boarding or renting of rooms to not more than one (1) person.
- H. Communication transmission and reception systems including but not limited to satellite dishes, towers, or antennas provided that any ground cased device is located in the rear yard, if located on corner lots no closer than five (5) feet from all adjoining lot lines, and its location is reviewed by local utility companies. In addition, no satellite dishes shall be located on residential roofs not exceed fifteen (15) feet in total height in residential areas. Any person may request a variance to these requirements as set forth under Section 10.25 of this Ordinance. The City Council may require appropriate conditions as necessary to maintain the character of the surrounding area.
- I. Fencing, screening, and landscaping as regulated by Section 10.03, Subd. 2G of this Ordinance.
- J. Structures located in the "S" Shoreland District as regulated by Section 10.20, Subd. 5B of this Ordinance.
- K. Signs in compliance with Section 10.24 of this Ordinance.
- L. Essential Services.
- M. Non-residential parking lots as regulated by Section 10.03, Subd, 5K of this Ordinance.

Source: Ord. 338-2<sup>nd</sup> Series  
Effective Date: 2/08/93

N. Cannabis cultivation for research or educational purposes, accessory to a college, university, or similar institution of higher learning.

Source: Ord. 917-2<sup>nd</sup> Series  
Effective Date: 2/10/2025

Subd. 4. **Conditional Uses.** The following are conditional uses in the "R-1" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

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.

B. Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community.

C. Residential planned unit development as regulated by Section 10.21 of this Ordinance.

D. Group Quarters limited to one (1) dwelling unit.

E. Bed and Breakfast facility and regulated by Section 10.03, Subd. 12 of this Ordinance.

Source: Ord. 338-2<sup>nd</sup> Series  
Effective Date: 2/08/93

F. Townhomes or townhouses as defined by Section 10.02, Subdivision 217, and proposed for parcels or lots of record of 32,670 square feet or smaller, provided that the regulations and requirements of Section 10.23 are satisfactorily completed and met, and townhomes or townhouses as defined by Section 10.02. Subdivision 194 and proposed for parcels of larger than 32,670 square feet, provided the regulations and requirements of Section 10.21 are satisfactorily completed and met.

Source: Ord. 477-2<sup>nd</sup> Series  
Effective Date: 11/26/01

4/9/2025

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Subd. 5. **Interim Uses.** Interim uses shall be the same as the conditional uses in the "R-1" District.

Source: Ord. 518-2<sup>nd</sup> Series  
Effective Date: 10/14/03