

SECTION 10.08 SINGLE FAMILY RESIDENCE DISTRICT, R-1.

- Subdivision 4. Area, Height, Frontage and Yard Requirements.** The following minimum requirements shall be observed on all lots:
- A. Lot Area.** The lot area shall be at least 9,000 square feet, except lots platted before February 1, 1965 shall be at least 6,000 square feet, and lots platted between February 1, 1965 and July 21, 1997 shall be at least 8,000 square feet.
 - B. Lot width.** The lot width shall be a minimum of 75 feet at established building line and 30 feet at the front lot line, except lots platted before February 1, 1965 shall have no lot width requirement and lots platted between February 1, 1965 and shall be a minimum of 65 feet at the established building line and 30 feet at the front lot line.
 - C. Side yard setback.** For lots platted prior to February 1, 1965 the side yard setback is 5 feet, and for lots platted after February 1, 1965 the side yard setback is 10 feet for any principal structure, except that:
 - 1. 1. The side yard setback on all corner lots shall be 10 feet;
 - 2. 2. There may be a 5 foot setback adjacent to any portion of an attached non-occupied garage;
 - 3. 3. There may be a 5 foot setback for any accessory building on the lot;
 - 4. 4. The side yard setback for decks shall be five feet; or
 - 5. 5. Where the property is served by an alley or service road the setback shall be 18 feet for structures which can be used as garages where the vehicle entrance faces the alley or service road.
 - D. Lot depth.** The lot depth shall be 120 feet, except for lots platted before June 6, 1977, which have no lot depth requirement.
 - E. Front yard setback.** The front yard setback shall be 25 feet. The City Building Inspector may vary this requirement to provide for previously established building lines with right of appeal to the City Council.
 - F. Rear yard setbacks.** The rear yard setback shall be 1/4 of the lot depth, except for accessory buildings, which shall be set back 3 feet from the rear lot line or 18 feet if it can be used as a garage with the vehicle entrance facing the rear lot line. For corner lots and irregular shaped lots the rear yard setback shall not be less than 18 feet.
 - G. Floor-area-ratio.** The floor-area-ratio shall not exceed .35; which means not more than 35% of the lot area may be used for floor areas of all buildings on the lot.
 - H. Height.** No structure or building shall exceed 35 feet above grade. No structure or building shall exceed 28 feet on a lot platted before February 1, 1965. "A Frame" type houses shall have a peak no higher than 40 feet from the grade plane.
 - I. Conditional Uses.** Any Conditional Use other than a townhouse, twin home or accessory apartment shall be located at least 40 feet from the side lot line.
- Subdivision 7. Fences.** Fences shall be limited to 4 feet in height from the front of the dwelling to the front property line and 8 feet in height from the front of the dwelling to the rear yard setback. Fences may be constructed up to, but not on the property line, except a 3 foot setback is required from an alley right-of-way. The framing side of wooden and plastic/vinyl fences shall face inward rather than outward. On corner lots, fences may not be placed within 15 feet of the edge of the roadway or on public right-of-way, whichever is greater.