

R-1 Low Density Residential

Subdivision 1. Purpose. The purpose of the R-1 district is to provide for detached 1-family residential dwellings and directly related complimentary uses on a limited basis. Densities are to be no more than 5 dwellings per gross acre. As part of the approval process for a particular development, the city council may set the maximum density at some figure less than 5 dwellings per acre, depending on the character of the surrounding area and the potential for negative impacts on the community.

Subd. 2. Permitted Principal Uses.

- a) One-family detached dwellings.
- b) Two-family dwellings, provided:
 - 1) The lot has an area of no less than 15,000 square feet.
 - 2) The lot width is no less than 100 feet.
 - 3) The side setback is no less than 10 feet.
 - 4) The side street setback is no less than 20 feet.
 - 5) There are at least 2 parking spaces for each dwelling. Of these, at least 1 private garage space must be provided for the exclusive use of each dwelling's residents. Each dwelling's access to its private garage space shall be independent of the other dwelling's access to its private garage space. Each dwelling's private garage space shall be separate and secure from the other dwelling's private garage space.
- c) State licensed residential facilities serving 6 or fewer persons.
- d) Licensed day care facilities serving 12 or fewer persons.
- e) Group family day care facilities licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children.
- f) Public parks and playgrounds.
- g) Essential services.

Subd. 3. Permitted Accessory Uses.

- a) Off-street parking of motor vehicles and recreational vehicles and equipment as regulated by section 1330 of the city code, provided that the cumulative gross floor area of all garages and carports on a lot, whether attached or detached, shall not exceed the finished floor area of the residential portion of the principal building excluding basements.
- b) Home occupation. An occupation, profession, activity or use that is clearly a customary, incidental and secondary use of a dwelling and which does not alter the exterior of the property or affect the residential character of the neighborhood. Permissible home

occupations shall not include the conducting of a retail business (other than by mail), manufacturing or repair shop. Additional standards applicable to home occupations are as follows:

- 1) No home occupation shall be permitted which results in or generates more traffic than two cars at any one given point in time.
 - 2) Only persons residing on the premises shall be employed.
 - 3) No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emission.
 - 4) No mechanical, electrical or other equipment shall be used which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential structure.
 - 5) The home occupation shall be conducted entirely within the residential portion of the principal building.
 - 6) No more than 25% or 400 square feet of the floor area of the dwelling, whichever is less, shall be devoted to the home occupation.
 - 7) Such home occupation shall not require internal or external alterations or involve construction features not customarily found in dwellings, and no alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.
 - 8) The entrance to the space devoted to such occupations shall be from within the dwelling.
 - 9) There shall be no exterior storage or display of equipment, goods or materials used in the home occupation.
 - 10) One sign, not to exceed 4 square feet in area, may be placed on the premises. The sign may identify the home occupation, resident and address but may contain no other information. The sign may not be illuminated and must be set back a minimum of 10 feet from a property line abutting a public street. If the sign is freestanding, the total height may not exceed 5 feet.
- c) Patios, decks, swimming pools, tennis courts and other recreational facilities, including tree houses defined as structures attached exclusively to trees and used solely for recreational purposes, which are operated for the enjoyment and convenience of the residents of the principal use and their guests.
- d) Detached accessory buildings such as garages, carports, tool houses, sheds, gazebos, non-commercial greenhouses and similar buildings for storage of domestic supplies and non-commercial recreational equipment, provided the following standards are met:

- 1) No detached accessory building shall be located closer to an abutting street than the principal structure.
- 2) No detached accessory building shall exceed 15 feet in height.
- 3) No detached accessory building shall exceed 1 story in height, except that it may have an unfinished upper loft area provided it is used for storage only and not as habitable space.
- 4) The cumulative area of all detached accessory buildings on a lot shall not exceed 1,000 square feet in area or the finished floor area of the residential portion of the principal building excluding basements, whichever is less.
- 5) The cumulative gross floor area of all garages and carports on a lot, whether attached or detached, shall not exceed the finished floor area of the residential portion of the principal building excluding basements.
- 6) In instances where the vehicle entrance to a garage or carport faces a street or alley, the vehicle entrance shall be set back a minimum of 20 feet from the lot line abutting the street or alley unless more restrictive setback requirements apply.
- 7) Detached accessory structures or buildings are not permitted if they are constructed of fabric, cloth, plastic sheets, tarps, tubular metal, exposed plywood or particle board, or similar materials.

Exceptions:

- i) Non-commercial greenhouses located in the rear yard, limited to 1 per lot, and not to exceed 120 square feet.
 - ii) Tents located in the rear yard, used only for seasonal recreational purposes, and not to exceed 120 square feet.
- e) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.
- f) Garage sales for the infrequent temporary display and sale of general household goods, used clothing, appliances, and other personal property, provided:
- 1) The exchange or sale of merchandise is conducted within the principal structure or an accessory structure.
 - 2) Items for sale may not include personal property purchased for the purpose of resale.
 - 3) The number of garage sales on an individual premises may not exceed 4 per year.
 - 4) Each sale is limited to a 3 day duration, with hours of operation between 8:00 a.m. and 9:00 p.m.

- 5) Garage sale signs identifying the location and times of a garage sale may be placed on the property at which the sale is to be conducted or on the property of others with their consent. Such signs shall not exceed 4 square feet in area per side; shall not be placed on or attached to any public property or utility pole; shall not be placed within the 25-foot sight triangle at an intersection, as measured from the 2 sides formed by the property lines and the third side formed by a straight line connecting the 2 25-foot points of the corner; and must be removed within 24 hours of the time stated on such sign for the conclusion of the sale.
- g) Antennas and towers for amateur radio operations licensed by the FCC, together with necessary guy wires and anchors. Such structures shall be made of unpainted metal or other visually unobtrusive material, subject to the approval of the zoning administrator. Such structures shall not be located in any front yard, side yard, or side street side yard. Such structures shall be set back at least 15 feet from any lot line; except for necessary guy wires and anchors, which shall be set back at least 3 feet from any rear or side lot line; and except for antennas made only of wire less than ¼ inch in diameter, which shall be set back at least 3 feet from any rear or side lot line.
- h) Roof-mounted television and radio receiving antennae, not including satellite dishes, not to exceed 12 feet above the roof, and not projecting more than 2 feet into any yard.
- i) Satellite dishes not to exceed 40 inches in diameter and not to exceed 4 feet above the roof.
- j) Clothesline poles located in the rear yard.
- k) A second kitchen within a one-family detached dwelling, but only if there is interior and unfettered access from all parts of the dwelling to both kitchens, the occupants of the dwelling live as a single family not as two households, and the property is not addressed or in any other way configured or represented as a two family dwelling. Two-family dwellings are only permitted in the R-1 district if they are in compliance with Subd. 2 b) of this subsection.

Subd. 4. Conditional Uses.

- a) Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community provided that:
 - 1) Side setbacks shall be double that required for the district.
 - 2) Equipment and materials are completely enclosed in a permanent structure with no outside storage, unless in compliance with 515.49 Subd. 4 f).
 - 3) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- b) Public or semi-public institutional uses including recreational buildings; neighborhood service or community centers; organizations providing social, educational and recreational services to members of the community; public and private educational institutions including day care, nursery school, pre-school, elementary, junior high and

senior high schools; and religious institutions such as churches, chapels, temples and synagogues; provided that:

- 1) Side setbacks shall be double that required for the district.
 - 2) The facility is served by arterial, collector or municipal state aid streets and such pedestrian facilities as are necessary to accommodate the traffic generated by the facility.
 - 3) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- c) Cemeteries, subject to the following:
- 1) Such use shall not include funeral homes, crematoriums or similar uses.
 - 2) No building, including mausoleums and accessory maintenance buildings, shall exceed 5,000 square feet in area or 20 feet in height. The total footprint of buildings on the cemetery shall not exceed 1% of the area of the cemetery.
 - 3) Such use may include maintenance and equipment facilities accessory to the operation of the cemetery.
 - 4) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- d) Bed and Breakfast Establishments, provided:
- 1) The property abuts and the building faces an arterial or major collector street;
 - 2) Signage is limited to 1 sign that indicates the name of and contact information for the bed and breakfast establishment but no other material. There may be 1 such sign not to exceed 4 square feet in area, not to exceed 5 feet in height if free standing, and not to be lighted unless the lighting will not negatively impact adjacent properties;
 - 3) Driveway access and parking areas are adequately buffered from adjacent residential uses; and
 - 4) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- e) Telecommunications towers in accordance with the requirements of section 515.21.

Subd. 5. Minimum Lot Requirements. Lots in the R-1 district shall meet all of the following requirements:

- a) Minimum lot area of 7,500 square feet.
- b) Minimum lot width of 60 feet.

- c) Minimum lot depth of 100 feet.

Subd. 6. Minimum Building Size Requirements:

- a) One or 2-family single story dwellings shall have a main floor area of no less than 900 square feet, unless there is no basement or cellar in which case the main floor area shall be no less than 1,000 square feet. For the purposes of this subsection, 1 story dwellings includes multiple story dwellings with less than 300 square feet of finished or finishable upper floor area. In the case of 2 family dwellings, the minimum area requirement is applicable to each unit separately.
- b) One or 2-family multiple story dwellings with less than 600 but no less than 300 square feet of finished or finishable upper floor area shall have a main floor area of no less than 800 square feet, unless there is no basement or cellar in which case the main floor area shall be no less than 900 square feet. In the case of 2 family dwellings, the minimum area requirement is applicable to each unit separately.
- c) One or 2-family multiple story dwellings with no less than 600 square feet of finished or finishable upper floor area shall have a main floor area of no less than 700 square feet, unless there is no basement or cellar in which case the main floor area shall be no less than 800 square feet. In the case of 2-family dwellings, the minimum area requirement is applicable to each unit separately.

Subd. 7. Coverage and Height Limitations.

a) Lot Coverage.

- 1) For 1 and 2-family dwellings, the following building and structure coverage limits shall apply:
 - i) If the rear yard is at least 5,000 square feet in area, then no more than 20% of the rear yard shall be covered by buildings and no more than 40% of the rear yard shall be covered by structures.
 - ii) If the rear yard is at least 4,500 square feet and less than 5,000 square feet in area, then no more than 21% of the rear yard shall be covered by buildings and no more than 42% shall be covered by structures.
 - iii) If the rear yard is at least 4,000 square feet and less than 4,500 square feet in area, then no more than 22% of the rear yard shall be covered by buildings and no more than 44% shall be covered by structures.
 - iv) If the rear yard is at least 3,500 square feet and less than 4,000 square feet in area, then no more than 23% of the rear yard shall be covered by buildings and no more than 46% shall be covered by structures.
 - v) If the rear yard is at least 3,000 square feet and less than 3,500 square feet in area, then no more than 24% of the rear yard shall be covered by buildings and no more than 48% shall be covered by structures.

vi) If the rear yard is less than 3,000 square feet in area, then no more than 25% of the rear yard shall be covered by buildings and no more than 50% of the rear yard shall be covered by structures.

2. For all other uses, no more than 50% of the lot shall be covered by structures.

b) Height Limitations.

1) No building or structure shall exceed 2 stories or 32 feet in height, whichever is less.

2) Exceptions:

i) Chimneys.

ii) Church spires and steeples.

iii) Flagpoles.

iv) Monuments.

v) Poles, towers and other structures for essential services.

vi) Antennas and towers for amateur radio operations licensed by the FCC, together with necessary guy wires and anchors. Such structures shall not exceed 75 feet in height.

vii) Roof-mounted television and radio receiving antennae, not including satellite dishes, and not to exceed 12 feet above the roof.

viii) Satellite dishes not to exceed 40 inches in diameter and not to exceed 4 feet above the roof.

Subd. 8. Setbacks.

a) Front Setback.

1) 30 feet from the front lot line.

2) Exceptions:

i) Awnings.

ii) Landings not exceeding 4 feet by 4 feet together with steps necessary to reach grade.

iii) Chimney.

iv) Flagpoles.

v) Eaves.

- vi) Handicap ramps.
- vii) Bow or box windows, bays, foyers or other additions to the principal building, subject to the following limitations:
 - a) The addition shall be at least 26 feet from the front lot line.
 - b) Each addition shall not exceed 16 feet in width, and the cumulative width of all additions shall not exceed 50% of the width of the principal building.
 - c) Each addition's encroachment into the 30 foot front setback shall not exceed 50 square feet, and the cumulative encroachment of all additions shall not exceed 80 square feet.
- viii) Open porches and decks attached to the principal building, provided that they are at least 22 feet from the front lot line and their cumulative encroachment into the 30 foot front setback does not exceed 240 square feet. Open porches are characterized as having a roof but not being enclosed with windows, screens or walls.
- ix) Patios and detached decks, provided that they are at least 22 feet from the front lot line and their cumulative encroachment into the 30 foot front setback does not exceed 240 square feet.
- x) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.
- xi) Driveways and parking areas in accordance with the requirements of subsection 515.17.
- xii) Sidewalks not to exceed 4 feet in width.
- xiii) Satellite dishes, with a dish diameter not to exceed 40 inches, mounted to the principal building and not extending more than 2 feet into the required setback.
- xiv) Signs in accordance with section 405 of Crystal city code.
- xv) On interior lots abutting directly on Twin Lake, a detached accessory building or structure may be erected or located within the front yard, provided it does not encroach in the front, side or side street setback.
- xvi) Tree houses, defined as structures attached exclusively to trees and used solely for recreational purposes, provided they do not exceed 120 square feet, are not located less than 10 feet from the front line and consist only of earth-tone materials or colors.

b) Rear Setback.

- 1) 30 feet from the rear lot line.
- 2) Exceptions:
 - i) Awnings; provided no part may be closer than 3 feet to any lot line.
 - ii) Landings not exceeding 4 feet by 4 feet together with steps necessary to reach grade.
 - iii) Chimney; provided no part may be closer than 3 feet to any lot line.
 - iv) Flagpoles; provided no part may be closer than 3 feet to any lot line.
 - v) Eaves; provided no part may be closer than 3 feet to any lot line.
 - vi) Handicap ramps; provided no part may be closer than 3 feet to any lot line.
 - vii) Bow or box windows, bays, foyers or other additions to the principal building, subject to the following limitations:
 - a) The addition shall be at least 26 feet from the rear lot line.
 - b) Each addition shall not exceed 16 feet in width, and the cumulative width of all additions shall not exceed 50% of the width of the principal building.
 - c) Each addition's encroachment into the 30 foot rear setback shall not exceed 50 square feet, and the cumulative encroachment of all additions shall not exceed 80 square feet.
 - viii) In lieu of building, placing or maintaining accessory buildings in the rear yard as permitted in Subsection 515.33 Subd 3 d), a property owner may instead choose to expand the principal building into the rear setback, provided that:
 - a) The encroachment is set back at least 22 feet from the rear lot line; and
 - b) The encroachment occupies no more than 240 square feet of the area within the rear setback; and
 - c) The width of the encroachment is no more than 40% of the lot width measured at the rear setback line; and
 - d) The property owner removes any existing accessory buildings from the rear yard; and
 - e) No accessory buildings may subsequently be built or placed in the rear yard; and

- f) The property owner signs, has notarized and submits to the city a written statement acknowledging that no accessory buildings may be built or placed in the rear yard and agreeing to disclose that material fact in writing to any potential purchaser of the property in the future.
- ix) Open porches and decks attached to the principal building, provided that they are at least 22 feet from the rear lot line and their cumulative encroachment into the 30 foot rear setback does not exceed 240 square feet. Open porches are characterized as having a roof but not being enclosed with windows, screens or walls.
- x) Recreational equipment; provided no part may be closer than 3 feet to any lot line.
- xi) Clothesline poles; provided no part may be closer than 3 feet to any lot line.
- xii) Detached accessory structures and buildings, including patios, decks, storage sheds and gazebos. No part of any such structure may be closer than 3 feet to the rear lot line, except for at-grade patios, no part of which may be closer than 1 foot to the rear lot line.
- xiii) Detached garages; provided no part may be closer than 3 feet to any lot line; and in instances where the vehicle entrance faces an alley or side street, the garage shall be set back a minimum of 20 feet from the lot line abutting the alley or side street.
- xiv) Air conditioning or heating equipment; provided no part may be closer than 3 feet to any lot line but in no case within 10 feet of the living quarters of a building on adjoining property.
- xv) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.
- xvi) Driveways and parking areas in accordance with the requirements of subsection 515.17.
- xvii) Sidewalks not to exceed 4 feet in width.
- xviii) Antennas and towers for amateur radio operations licensed by the FCC, together with necessary guy wires and anchors, provided that all parts of the structure are set back at least 15 feet from the rear lot line; except for necessary guy wires and anchors, which shall be set back at least 3 feet from the rear lot line; and except for antennas made only of wire less than ¼ inch in diameter, which shall be set back at least 3 feet from the rear lot line.

- xix) Satellite dishes, with a dish diameter not to exceed 40 inches, mounted to the principal building and not extending more than 2 feet into the required setback.
 - xx) Signs in accordance with section 405 of Crystal city code.
- c) Side Setback.
- 1) Five feet from the side lot line.
 - 2) Exceptions:
 - i) Awnings; provided no part may be closer than 3 feet to the side lot line.
 - ii) Landings not exceeding 4 feet by 4 feet together with steps necessary to reach grade.
 - iii) Chimney; provided no part may be closer than 3 feet to the side lot line.
 - iv) Eaves; provided no part may be closer than 3 feet to the side lot line.
 - v) Handicap ramps; provided no part may be closer than 3 feet to the side lot line.
 - vi) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.
 - vii) Detached accessory structures and buildings located in the rear yard, including patios, decks, garages, storage sheds and gazebos; provided that no part of any such structure may be closer than 3 feet to the side lot line, except for at-grade patios, no part of which may be closer than 1 foot to the side lot line.
 - viii) Driveways and parking areas in accordance with the requirements of subsection 515.17.
 - ix) Sidewalks not to exceed 4 feet in width.
 - x) Guy wires and anchors necessary for antennas and towers for amateur radio operations licensed by the FCC and located in the rear yard, and antennas made only of wire less than ¼ inch in diameter, shall be set back at least 3 feet from the side lot line.
 - xi) Satellite dishes, with a dish diameter not to exceed 40 inches, mounted to the principal building and not extending more than 2 feet into the required setback.
 - xii) Limited reduction of side setback upon grant of adjacent easement. The zoning administrator may approve a written request to reduce the side setback in certain specific circumstances and subject to certain limitations.

Circumstances: A property owner may request a reduction of the side setback in the following circumstances: (1) the owner's existing principal building does not meet the setback requirement but the distance between that building and the principal building on the abutting property is equal to or greater than the sum of the minimum side setback requirements for both buildings; and (2) the abutting owner grants a perpetual open space easement, in a form acceptable to the zoning administrator, for the additional setback area located on their property; and (3) the grantee of the easement is not only the benefiting property owner but also the city of Crystal; and (4) a certified survey has been submitted to the zoning administrator showing the area and legal description of the easement, as well as adjacent structures; and (5) the easement has been recorded with Hennepin County and proof of recordation has been received and reviewed by the zoning administrator.

Limitations: (1) in no event shall any part of the building be less than three feet from the side lot line, regardless of the easement granted; and (2) the zoning administrator may deny the request upon finding that there are existing structures, topographic conditions, or other circumstances present which are likely to create practical problems now or in the future if the set back reduction is approved; and (3) upon such denial the property owner may appeal the zoning administrator's decision to the planning commission and city council as an administrative appeal in accordance with section 515.05, subdivision 1; and (4) the city council has complete discretion whether to uphold the zoning administrator's decision or grant the property owner's appeal.

d) Side Street Setback:

- 1) Ten feet from the side street lot line.
- 2) Garages where the vehicle entrance faces the side street lot line shall be set back a minimum of 20 feet from said lot line.
- 3) Exceptions:
 - i) Awnings; provided no part may be closer than 3 feet to any lot line.
 - ii) Landings not exceeding 4 feet by 4 feet together with steps necessary to reach grade.
 - iii) Chimney; provided no part may be closer than 3 feet to any lot line.
 - iv) Eaves; provided no part may be closer than 3 feet to any lot line.
 - v) Handicap ramps; provided no part may be closer than 3 feet to any lot line.
 - vi) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.

- vii) Driveways and parking areas in accordance with the requirements of subsection 515.17.
 - viii) Sidewalks not to exceed 4 feet in width.
 - ix) Satellite dishes, with a dish diameter not to exceed 40 inches, mounted to the principal building and not extending more than 2 feet into the required setback.
 - x) Signs in accordance with section 405 of Crystal city code.
- e) General setback exception for minor errors for existing structures.
1. Structures existing on the effective date of this ordinance and encroaching into a setback required by this code shall be considered conforming to the setback requirement if the encroachment does not exceed 1 foot or 10% of the required setback, whichever is less.
 2. Building permits may be issued for additions to structures qualifying under item 1 above, and such additions shall henceforth be considered conforming to the setback requirement, provided that the encroachment of the addition does not exceed the encroachment of the existing structure.
 3. This general exception shall not be applicable to any new structure built after the effective date of this code.