

### **4. R-1 Residential**

#### **A. Statement of Intent**

The R-1 Residential District is designed to be the most restrictive of the resident districts. The intent is to provide for an environment of predominantly low density one-family detached dwellings along with other residentially-related facilities which serve the residents in the district. The average gross density for this district is 3 units per acre or less.

#### **B. Permitted Uses**

In the R-1 Residential District, no building or land shall be used and no building shall be erected, converted, or structurally altered unless otherwise provide herein, except for one or more of the following, as well as similar uses:

- \* Single detached dwelling units;
- \* A state licensed residential facility or a housing with services establishment registered under chapter 144D serving six or fewer persons;
- \* A licensed day care facility serving 12 or fewer persons;
- \* A group family day care facility licensed under Minnesota Rules, to serve 14 or fewer children;
- \* Buildings temporarily located for purposes of construction on the site for a period of time not in excess of such construction;
- \* Private swimming pool, tennis court, or other site necessary to conduct a home sporting event;
- \* Accessory buildings related to the above principal use, but not exceeding 800 square feet;
- \* Parks & open space.

#### **C. Conditional Uses**

The following uses are permitted subject to the issuance of a Conditional Use Permit:

- \* Accessory buildings which exceed 800 square feet;
- \* Boarding, bed and breakfast, and lodging houses;
- \* Churches and places of public worship;
- \* Golf courses;
- \* Home occupations;
- \* Schools and educational buildings;
- \* Public buildings and facilities.

## Chapter V – Zoning Districts

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### D. Interim Uses

The following uses are permitted by the issuance of an interim use permit as outlined in Section IV, subsection 6:

- \* Commercial Licensed Daycare Facility serving 12 or more persons
- \* Housing and keeping of chickens, in accordance with section VI.2.AA (Rev.10-11-2012; Ord. 691)

### E. Yard Requirements For R-1 District

	One Family	Accessory Buildings <sup>3</sup>	Other Buildings <sup>4</sup>
A. Lot area minimum square feet	12,500 sq. ft.		
B. Lot width minimum feet	80 feet <sup>1</sup>		
C. Maximum lot coverage	30%	0	
D. Front yard minimum setback	30 feet <sup>2</sup>	---	
E. Side yard minimum setback	10 feet	5 feet	
F. Street side yard minimum setback	20 feet	20 feet	
G. Rear yard minimum/alley setback	30 feet	5 feet	
H. Maximum height	30 feet	15 feet	

<sup>1</sup> Lot width shall be taken at building setback line.

<sup>2</sup> If, at the time of an application affecting the front yard setback, 50% or more of the then existing dwellings having frontages on the same side street or road for three (3) blocks have an average front yard setback different from that specified herein, then all buildings thereafter erected, altered, or moved may conform to that average front yard depth as a minimum.

<sup>3</sup> No accessory structures shall be allowed prior to the construction of the principal structure. No more than one principal building may be located on one lot in a residential district.

<sup>4</sup> See Conditional Use conditions Chapter 4.

### F. Other Applicable Regulations *amended 5-10-12 #683*

1. All principal buildings for residential property shall have a permanent wood, concrete, or masonry foundation which complies with the State Building Code as adopted by the City of Princeton.

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## V (4) R-1 - 2

## Chapter V – Zoning Districts

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2. All siding and roofing used in residential construction shall consist of building materials in common use in residential construction, but may also include building materials which the Planning Commission finds to be similar in form, function, and esthetics to building materials in common use in residential construction (Rev. 05-10-2012; Ord. 683).
3. Pole-type construction shall not be permitted.
4. For a single-family dwelling, the minimum finished ground level main floor area of the various kinds of dwellings shall be as follows:
  - a. one story with basement – 1000 square feet  
one story without basement – 1100 square feet.
  - b. multi-story (bi-level) dwelling – 850 square feet.
5. All structures shall have at least a 24-foot width for 50% of the floor area. Width measurements shall not take into account overhangs or other projections beyond the principal exterior walls.
6. All structures will be required to connect to City water and sewer if available.
7. No accessory structures shall be allowed prior to the construction of the principal structure.
8. It shall be required for all new single-family dwellings that there be an enclosed garage for at least two cars, constructed of a minimum of three hundred ninety-six (396) square feet (18' x 22'). Total unattached garage space shall not exceed 800 square feet of gross area. The architectural style, color, and facing material of a garage shall be compatible with the principal building.
9. Manufactured housing not meeting these requirements will be allowed in manufactured home parks.
10. It shall be required that all front yards and side yards to the rear of the dwelling and garage of a new single-family dwelling be sodded or seeded over a minimum of four (4) inches of topsoil and that the work be completed at the time of request for the certificate of occupancy.
11. Two off-street parking spaces shall be provided for each dwelling unit.
12. Before a certificate of occupancy will be issued, the following landscaping must be completed: sodding in front and side yard and sodding or seeding in rear

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### V (4) R-1 - 3

## **Chapter V – Zoning Districts**

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yard; where seeding, integrated erosion control shall be used, e.g. bound straw, decomposable mat. If because of weather conditions sodding and/or seeding is inadvisable, a temporary certificate of occupancy may be issued subject to the Contractor submitting a performance deposit to assure compliance by no later than July 1<sup>st</sup> of the following year.

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**V (4) R-1 - 4**