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## CHAPTER 8. R-3, HIGH DENSITY RESIDENTIAL DISTRICT

### Section:

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### 9-8-1 Purpose.

The R-3, High Density Residential District is established to provide for housing development at densities of eight (8) units per acre and greater, in recognition of the need for higher density housing arrangements that result in increased housing choices and affordability and the potential for preservation of natural resources through cluster development techniques.

### 9-8-2 Permitted Uses.

In addition to other uses specifically identified elsewhere in this Title, the following are permitted uses within the R-3, High Density Residential District, subject to all applicable development and performance standards:

- A. Two-family dwellings.
- B. Townhomes, up to six (6) units in a row or twelve (12) units back to back.
- C. Multiple-family dwellings.
- D. Residential dwellings as required by Section 9-8-8-B.
- E. Nursing homes, convalescent homes, retirement homes, and other housing options for senior citizens.
- F. Public parks, trails, playfields, playgrounds, and directed related buildings and structures.
- G. State-licensed residential facility serving sixteen (16) or fewer persons.
- H. Public and private educational institutions, limited to accredited elementary, middle or junior high and senior high schools.
- I. Religious institutions such as chapels, churches, temples and synagogues.

### 9-8-3 Conditional Uses.

In addition to other uses specifically identified elsewhere in this Title, the following are conditional uses within the R-3, High Density Residential District and require a conditional use permit in accordance with the procedures identified in Section 9-2-7.

- A. Day care facilities as a principal or accessory use, except as provided for in this Chapter and provided that the use complies with the provisions set forth in Section 9-5-3-N.
- B. Essential services as specified in Section 9-1-6.
- C. Government buildings and structures.
- D. Outdoor commercial recreation, including golf courses, tennis clubs, public swimming pools and other similar uses.

- E. Public, quasi-public or private recreational facilities, including community centers.
- F. Social services or other activities that are not directly worship related as an accessory use within a religious institutional building.
- G. State-licensed residential facility serving serving more than sixteen (16) persons.
- H. Commercial facilities within a multiple-family structure that are primarily for use by residents of the principal use, provided that:
  - 1. The use or uses are located within the principal structure and no more than ten (10) percent of the floor area is devoted to such uses.
  - 2. No advertising or display relative to the use is directed toward adjacent properties or streets.

#### **9-8-4 Interim Uses.**

In addition to other uses specifically identified elsewhere in this Title, the following are interim uses within the R-3, High Density Residential District, and require an interim use permit in accordance with the procedures identified in Section 9-2-8.

- A. Single-family dwelling on property not served by municipal sewer and water, subject to the standards identified in Section 9-5-3-DD.
- B. Mining, excavation, and land reclamation, subject to standards identified in Chapter 27.
- C. Private or public stables, subject to standards identified in Section 9-5-3-EE.
- D. Temporary classroom type structure for use by public or private institutions.
- E. Other uses that satisfy both the purpose and findings criteria established in Section 9-2-8, as determined by the City Council.

#### **9-8-5 Permitted Accessory Uses.**

In addition to other uses specifically identified elsewhere in this Title, the following are permitted accessory uses within the R-3, High Density Residential District, subject to all applicable provisions of this Title.

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, or interim within this Chapter.
- B. Administrative offices, meeting rooms, classrooms and service areas in private and public recreational facilities, the uses of which are incidental and directly related to the primary use.
- C. Boarding or renting of rooms to not more than two (2) persons per dwelling unit in a single-family detached dwelling.
- D. Day care facilities serving twelve (12) or fewer persons in a single-family detached dwelling.
- E. Fences as regulated in Section 9-4-13.
- F. Gardening and other horticultural uses where no sale of products occurs on the premises.
- G. Home occupations and home offices as regulated in Section 9-5-3-T.
- H. Keeping of animals in accordance with the provisions of Title 5, Chapter 4, Savage City Code.
- I. Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- J. Off-street parking and loading areas, as regulated by Chapter 24.
- K. Recreational vehicles and equipment parking and storage as regulated by Section 9-24-5.
- L. Towers and antennae as regulated by Section 9-4-15.

- M. Signs as regulated by Chapter 23.
- N. Tool houses, sheds and other such structures for storage of domestic supplies and equipment.
- O. Keeping of horses, provided that there is at least two (2) acres of land for the first horse and one (1) acre for each additional horse up to a maximum of five (5) horses and provided that any accessory building used as stable facility or shelter for the horses maintain a minimum setback of one-hundred (100) feet from a front lot line and fifty (50) feet from all side or rear lot lines. A conditional use permit shall be required to exceed the maximum allowable number of horses as provided herein. (Ord. 542; 2-4-2002)

#### **9-8-6 Development Density.**

- A. The maximum development density within the R-3, High Density Residential District, is based on the net buildable area for either a two-family dwelling, townhome, or multiple-family subdivision exclusive of public street rights-of-way, wetlands, major drainageways, waterbodies, or slopes steeper than three to one (3:1) ratio.
- B. The maximum development density shall be determined by the following lot area per unit standards:
  - 1. Two-family dwellings and townhomes – Five-thousand (5,000) square feet per unit.
  - 2. Multiple-family dwellings -- Three-thousand (3,000) square feet per unit.
  - 3. Senior housing -- Seventeen-hundred fifty (1,750) square feet per unit.
- C. A maximum twenty-five (25) percent reduction in square feet per unit requirements shall be permitted based upon the following features:
  - 1. Two-family dwellings, townhomes, and multiple-family structures with less than ten (10) units:
    - a. One-hundred (100) square feet per unit for each additional ten (10) percent of park dedication above the minimum required under the City's Subdivision Ordinance, up to a maximum of forty-five (45) percent.
    - b. One-hundred (100) square feet per unit for each additional five (5) percent of private, useable open space developed above the minimum established in Section 9-8-7-E.
    - c. Two-hundred (200) square feet per unit for each two-thousand (2,000) square feet of indoor private community center/recreation space up to a maximum of four-thousand (4,000) square feet per each fifty (50) units in the project.
    - d. Five-hundred (500) square feet for each one (1) bedroom and efficiency dwelling unit.
    - e. Five-hundred (500) square feet for each unit that meets the Metropolitan Council's livable communities standards for affordability, provided that guarantees are in place that "for sale" housing will meet the requirement for initial sales and "for rent" housing will meet the requirement for the initial ten (10) year rental period.
  - 2. Multiple-family structures with ten (10) or more units:
    - a. Square foot reductions provided for in Section 9-8-6-C-1, except 9-8-6-C-1-d.
    - b. Seventy-five (75) square feet per unit when an elevator is provided to serve each floor.
    - c. Fifty (50) square feet per unit when indoor recreation and social rooms are provided equal to twenty-five (25) square feet per unit or seven-hundred fifty (750) square feet total, whichever is greater.
    - d. Seventy-five (75) square feet per unit where major outdoor recreational facilities such as swimming pools, tennis courts, or similar facilities are provided equal to at

- least five (5) percent of the construction cost of the principal structure.
- e. Three-hundred (300) square feet per unit when two-thirds (2/3) of the required parking is provided underground or within the principal structure, excluding attached or detached garages.
  - f. Three-hundred (300) square feet for each unit that meets the Metropolitan Council's livable communities standards for affordability, provided that guarantees are in place that "for sale" housing will meet the requirement for initial sales and "for rent" housing will meet the requirement for the initial ten (10) year rental period.

#### 9-8-7 Lot Requirements and Setbacks.

The following minimum requirements shall be observed in an R-3, High Density Residential District, subject to additional requirements, exceptions and modifications set forth in this Title:

- A. *Base lot minimums.* Within the R-3, High Density Residential District, the following minimum base lot requirements shall be imposed. The base lot represents the minimum lot size that may accommodate development in accordance with the permitted densities allowed under Section 9-8-6.
  - 1. Minimum lot area – Twenty-thousand (20,000) square feet.
  - 2. Minimum lot width -- One-hundred fifty (150) feet.
- B. *Individual unit lot minimums.* The following minimum unit lot requirements shall be applied to the subdivision of two-family dwellings and townhomes to permit individual private ownership of a single dwelling within such a structure.
  - 1. Minimum lot area – Sufficient to include the living area, garages, decks, patios or porches of the individual dwelling units.
  - 2. Minimum lot width --
    - a. Two-family dwelling – Fifty (50) feet.
    - b. Townhome – Twenty-five (25) feet.
- C. *Base lot setbacks.* A minimum setback of thirty (30) feet shall be required at the periphery of the base lot development. An additional twenty (20) feet will be required when such lot adjoins a designated arterial or collector roadway.
- D. *Building setbacks.* The following minimum internal setbacks shall be required for developments that include more than one (1) principal structure on a base lot:
  - 1. Setback between buildings -- Twenty-five (25) feet or one-half (½) the sum of the building heights of the two (2) adjoining buildings, whichever is greater.
  - 2. Setback from curb line of private streets, public rights-of-way or guest parking areas – Twenty-five (25) feet.
- E. *Useable open space per dwelling unit* – Four-hundred (400) square feet.
- F. *Maximum building coverage* -- Thirty (30) percent.
- G. *Parking setbacks.* The required setback for driveways shall be five (5) feet from the property line, except that a ten (10) foot setback shall be required when said property abuts a public street and unless further restricted by easements. Within the front boulevard area, the required setback shall apply as measured from the side property line extended to the curb line.

#### 9-8-8 Development and Performance Standards.

- A. All two-family residential structures are subject to the development standards expressed in Section

## 9-5-3-CC.

- B. Landscaping and screening -- Landscaping and screening requirements shall be as established in Chapter 25.
- C. Maximum building height:
3. Residences -- Three and one-half (3½) stories, not exceeding forty-five (45) feet from finished grade.
  4. Non-residential structures and uses -- Forty-five (45) feet, provided such structure is set back from all property lines a distance equal to or greater than its height.
- D. Minimum dwelling size:
1. Single-family attached dwelling or townhomes -- Eight-hundred (800) square feet of living space per dwelling unit.
  2. Multiple-family dwellings:
    - a. Efficiency apartments -- Four-hundred (400) square feet of living space per dwelling unit.
    - b. One (1) bedroom apartments -- Seven-hundred (700) square feet of living space per dwelling unit.
    - c. Each additional bedroom over one (1) -- One-hundred (100) square feet of living space.

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