

Section 10.10 **"R-B" Residential-Business District.**

Subd. 1. **Purpose.** The purpose of the "R-B" Residential Business District is to provide for the high density residential use and for the transition in land use from residential to low intensity business allowing for the intermixing of such uses.

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

- A. All permitted uses allowed in "R-3" District.
- B. Club or lodge without the serving of food or beverage.
- C. Multiple family dwelling.

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

- A. All permitted accessory uses as allowed in an "R-3" District.

Subd. 4. **Conditional Uses.** The following are conditional uses in the "R-B" 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. All conditional uses, subject to the same conditions, as allowed in an "R-3" District.

B. Hospitals, medical offices and clinics, dental offices and clinics, professional offices and commercial (leased) offices (limited to appraisers, architects, attorneys, certified public accountants, clergymen, dentists, engineers, manufacturers' representatives, physicians, real estate agents, and other similar uses which have no storage of merchandise, and are service oriented with no retail sale of goods on the premises), and funeral homes and mortuaries.

C. Nursing homes and similar group housing, but not including hospitals, sanitariums or similar institutions.

D. Parking facilities for adjacent commercial or multiple dwelling establishments.

E. Apartment Density Bonus. Except for elderly housing, a maximum of ten percent (10%) reduction in square feet of lot area per unit for multiple family dwellings of ten (10) units or more is required in Section 10.03, Subd. 4 of this Ordinance based upon the following bonus features and square foot reduction:

<u>Bonus Feature</u>	<u>Square Foot Reduction Per Unit</u>
1. Type two construction	100 square feet
2. Elevator serving each floor	50 square feet
3. Two-thirds (2/3) of the required fee free parking underground or within the principal structure (not including attached or detached garages)	150 square feet
4. Indoor recreation and social rooms equal to twenty-five (25) square feet per unit or seven hundred fifty (750) square feet total, whichever is greater.	50 square feet
5. Major outdoor recreational facilities such as swimming pools, tennis courts or similar facilities requiring a substantial investment equaling at minimum five (5) percent of the construction cost of the principal structure.	20 square feet

F. Buildings combining residential and non-residential uses allowed in this District.

G. Elderly (senior citizen) housing.

H. Single family detached dwellings, including additions to existing single family dwellings and single family new construction on vacant lots.

I. Buildings in excess of three (3) stories or thirty-five (35) feet provided that:

1. The site is capable of accommodating the increased intensity of use.

2. The increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets.

3. Public utilities and services are adequate.

4. For each additional story over three (3) stories or for each additional ten (10) feet above thirty-five (35) feet, from the side yard set back requirements shall be increased five (5) feet, except for elderly public housing.

5. The provisions of Section 10.23, Subd. 1 E of this Ordinance are considered and satisfactorily met.

J. Barber shops.

K. Beauty parlors.

L. Convenience grocery store.

M. Laundromat.

Source: Ord. 338-2nd Series
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