

Old Towne Estates City Ordinance

Zoned R-2

Zoning Map

http://www.ci.chisago.mn.us/vertical/sites/%7B4CF416A7-935D-4E3F-82DF-F3E06B5985B0%7D/uploads/Zoning_Map_updated_12.2012.pdf

Residential Zoning Regulations

<http://www.ci.chisago.mn.us/vertical/sites/%7B4CF416A7-935D-4E3F-82DF-F3E06B5985B0%7D/uploads/%7BC429BE86-0108-4BA3-89D5-3EA50C224196%7D.PDF>

4.2.5

Low/Medium Density Residential (R-2)

a. **Purpose:** To stabilize and protect the residential characteristics of existing and new development in the district, and to promote and encourage a suitable environment for family life; and intended for single family detached dwellings.

b. **Permitted Uses:**

1. Single Family Dwellings
2. Park and recreation areas
3. Public/Semi-Public Facilities (except as indicated as a conditional use)
4. Essential Services
5. Accessory Structures as regulation in Section 6.3
6. Residential Day Care (5 or fewer children)
7. Parks and Open Space Uses

c. **Conditional Uses**

1. Private Garages (no commercial mini-storage)
2. Twinhomes, Duplexes, and detached townhomes
3. Mobile Homes
4. Church subject to design review as regulated in Section 3.4
5. School subject to design review as regulated in Section 3.4

6. Home Occupations as regulation by section 3.02
7. Bed and Breakfasts (see Section 6.9)
8. Horticultural uses (including nurseries and greenhouses)
9. Other Day Care Facilities (6 or more children or guests)

d. Performance and Architectural Standards:

1. Maximum height of building:

Principal (stories and feet) 2-1/2, but no more than 35 feet

Accessory (stories and feet) 1, but no more than 26 feet

2. Proposed accessory structures, including the garage, shall be made of similar materials and have consistent architectural elements as the principal structure to ensure visual compatibility
3. All residents shall have their homes numbered so as to be visible from the street or sidewalk.
4. All principal structures shall face the primary road, and shall follow the setback requirements as identified in section (e) of this section.
5. Landscaping and vegetation requirements as identified in subdivision ordinance section 5.00 shall be required for all development.
6. There shall be one principal dwelling unit per lot.
7. Each lot shall be allowed one accessory structure, excluding an attached garage.
8. Impervious lot coverage shall not exceed 35-percent, including driveways and paved walkways.

e. Lot Requirements and Setbacks

The following regulations shall apply to detached single-family homes located or proposed in the R-2 District with municipal services. Proposed detached townhomes or twin homes with municipal services shall follow the regulations in the R-3 District as regulated in Section 4.2.5.e. and must meet the underlying zoning in the R-2 district. Minimum requirements for new lot splits or subdivisions without municipal services shall follow the RR-2 district regulations and shall meet the underlying zoning for the R-2 district.