

19.13 RCN RESORT/COMMERCIAL NEIGHBORHOOD

Subdivision 1. Purpose

The RCN District is intended to provide for a mix of residential, low intensity commercial, and governmental uses. It is further specifically intended that the internal development be of a residential scale and appearance comparable with the surrounding residential area. The purpose and intent of the resort/commercial neighborhood district is to permit the designation of suitable locations for small scale low intensity resort/commercial facilities within or adjacent to areas or neighborhoods which are essentially residential in nature.

Subdivision 2. Permitted Principal Uses

Within an RCN District, unless otherwise provided by this chapter, no uses are permitted except the following:

1. One and two family attached dwellings, including mobile/manufactured homes.
2. Parks and recreational areas owned or operated by governmental agencies.
3. Accessory uses.

Subdivision 3. Uses by Conditional Use Permit

Buildings or land may be used for the following if granted a Conditional Use Permit as provided in Section 19.17:

1. Motels.
2. Bed and Breakfast homes/boarding houses.
3. Government building, provided that no building shall be located within fifty (50) feet of any abutting lot in any residential district.
4. Home occupations as defined in Section 19.02m Subdivision 2.
5. Self-service laundromats and car washes.
6. Apartment buildings and multiple dwelling units.
7. Planned unit developments.
8. Churches, parish homes, convents, children's nurseries and schools, provided that no building shall be located within fifty (50) feet of any

abutting lot in any residential district.

Subdivision 4. Height, Yard Setbacks and Lot Area and Coverage Requirements

Height, yard setbacks and lot area and coverage requirements shall be as stated in Section 19.13, District provisions and Dimensional Requirements. NOTE: PROPOSED REQUIREMENTS ARE SAME AS FOR R-1 ZONE DISTRICT, EXCEPT MAXIMUM HEIGHT SHALL BE 30 FEET.

Subdivision 5. General Regulation

Additional regulations applicable in the RCN District are set forth in Section 19.14, General Regulations.

Subdivision 6. Performance Standards

The following controls shall be satisfied when new construction, change of use or other activity requiring a land use permit takes place in the Resort/Commercial Neighborhood (RCN).

- I. Motels
 - A. Required Setback Areas
A detailed landscaping plan shall be submitted for all the required setback areas to achieve visual screening. No parking areas, service yards, storage areas, lighting or structures are permitted within the required setback areas.
 - B. Lighting
Lighting shall not be placed in required setback areas and must be directed inward and not toward any property line. No upward directed lighting shall be permitted. All lighting on premises must be directed inward and not create glare on adjacent properties.
 - C. Noise
Noise, measured at the property line, shall not be objectionable in frequency or intensity. The general noise level of surrounding properties shall serve as a guide in judging this standard. This ordinance shall adopt by reference, Minnesota Pollution Control Agency Rules, Chapter 7010, Noise Pollution Control Rules.
 - D. Minimum Lot Area: 12,000 square feet.
 - E. Open Space Requirement
At least 30% of the lot area must be preserved as open space. Open space does not include parking areas.
 - F. Density
The total square footage of the rental units shall not exceed 30% of the total lot area.
 - G. Parking
One off-street parking space is required for each rental or living unit. One additional off-street parking space is required for each non-resident employee.
 - H. Signs
 1. One sign not to exceed 32 square feet shall be allowed.

2. No internally illuminated signs shall be allowed.
3. Free-standing signs shall not exceed 10 feet in height.
4. Signs shall be setback at least 5 feet from the street right-of-way.
5. No roof signs shall be allowed.

2. Bed and Breakfast Homes

- A. A maximum of five (5) bedrooms may be rented with a maximum occupancy of ten (10) persons at one time.
- B. Off-street parking shall be provided with a minimum of one space per guest room and one space for the operator.
- C. Bed and breakfast facilities shall meet lot size and all setback requirements for the zone district in which they are located.
- D. Signs shall be limited to a maximum size of six (6) square feet.
- E. The owner or manager shall be in residence when rooms are being rented by paying guests.
- F. The facility shall not be used for commercial, receptions, parties, etc. for other than overnight guests.
- G. A license is required from the State of Minnesota.
- H. If ownership is transferred, an amended conditional use permit must be applied for by the new owner within 60 days of the change of ownership. The conditional use permit will terminate if the amended permit is not requested within 60 days.
- I. Lighting shall not be placed in required setback areas and must be directed inward and not toward any property line. No upward directed lighting shall be permitted. All lighting on premises must be directed inward and not create glare on adjacent properties.

3. Government Buildings

- A. Setback from residential property: 50 feet.
- B. Signs:
 1. One sign not to exceed 24 square feet shall be allowed.
 2. No internally illuminated signs shall be allowed.
 3. Free standing signs shall not exceed ten feet in height.
 4. Signs shall be setback at least five feet from the street right-of-way.
 5. No roof signs shall be allowed.

4. Self-service laundromats and car washes

i. Lighting:

Lighting shall not be placed in required setback areas and must be directed inward and not toward any property line. No upward directed lighting shall be

permitted. All lighting on premises must be directed inward and not create glare on adjacent properties.

B. Signs:

1. One sign not to exceed 32 square feet shall be allowed.
2. No internally illuminated signs shall be allowed.
3. Free standing signs shall not exceed ten feet in height.
4. Signs shall be setback at least five feet from the street right-of-way.
5. No roof signs shall be allowed.

5. Churches

A. Lighting:

Lighting shall not be placed in required setback areas and must be directed inward and toward any property line. No upward directed lighting shall be permitted. All lighting on premises must be directed inward and not create glare on adjacent properties.

B. Signs:

1. One sign not to exceed 32 square feet shall be allowed.
2. No internally illuminated signs shall be allowed.
3. Free standing signs shall not exceed ten feet in height.
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5. No roof signs shall be allowed.