

CITY OF CARVER

ORDINANCE NO. 02-2013

**AN ORDINANCE AMENDING CHAPTER 12 OF THE CITY CODE RELATED TO THE R-2 AND
PRD DISTRICT PROVISIONS**

THE CITY COUNCIL OF THE CITY OF CARVER, CARVER COUNTY, MINNESOTA, DOES ORDAIN AS
FOLLOWS:

Section 1. Section 1210.04 Subdivision 4 is repealed in its entirety and a new Section 1210.04
Subdivision 4 is added as follows:

Subd. 4 Lot Requirements and Standards

Minimum Lot Area:

Single family detached: 8,500 square feet

Two-family dwelling 17,000 square feet

Office: 19,000 square feet

Minimum Lot Width:

Single family detached: 65 feet

Duplex: 95 feet

Office: 80 feet

Multiple-family 100 feet

Front Yard Setback: 30 feet

Side Yard Setback: 10 feet

Rear Yard Setback: 25 feet

Corner Side Setback: 25 feet

Principal Structure:

Dwelling Height Maximum: 2 1/2 stories, 30 feet maximum

Dwelling Width Minimum: 24 feet

Accessory Building Standards.

Setback from Rear of the Principal Building: 6 feet

Interior Side Property Line Setback: 6 feet

Corner Side Property Line Setback: 20 feet

Rear Property Line Setback: 6 feet

Building Height Maximum: 17 feet

Maximum Total Square Footage: 800 square feet

Maximum Number of Accessory Structures: 2

Section 2. Section 1210.09 Subdivision 7 is repealed in its entirety and a new Section 1210.09 Subdivision 7 is added as follows:

Subd. 7. Open Space. A minimum of fifteen (15) percent of the developable portion of each PRD shall be reserved for common open space. This Subdivision does not apply to single-family subdivisions that meet both the minimum lot size and minimum lot width of the underlying zoning district. Said requirement is in addition to the park dedication as required by City ordinance, however credit for the value of improvements not to include grading and landscaping made to the open space may be granted at the sole discretion of the City Council towards the Neighborhood Parks Component of Section 1330.04 of the Subdivision Ordinance. The City Council shall not approve a PRD unless it meets the following standards applicable for common open space:

- a. An open space plan must be provided with the PRD application for the site which details the specific locations proposed for open space, acreage calculations, amenity or recreational purposes for the open space, and improvement plans as appropriate.
- b. The location, shape, size and character of the common open space shall be provided in a manner to meet the needs of the PRD. All open space shall be situated at least twenty-five (25) feet from any structures on the site and must be platted within an outlot of the property.
- c. Common open space must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings to be provided.
- d. Common open space must be suitably improved for its intended use, but common open space containing natural features, existing trees and groundcover worthy of preservation may be left unimproved.
- e. Stormwater ponds and wetlands may not be counted toward the minimum open space requirements of this section. Property determine to be a bluff and permanently protected through either the process contained in Section 1260 of the Zoning Ordinance or the alternative process through this Section may be counted towards this requirement.
- f. All land designated as open space shall be conveyed to an organization for the purposes of ownership and continual maintenance.

This Ordinance shall be in force and effect after adoption and publication in summary form in the official newspaper of the City of Carver in accordance with applicable law.

Passed and adopted by the City Council of the City of Carver on the 20th day of May, 2013, by a vote of ____ ayes and ____ nays.

Greg Osterdyk, Mayor

ATTEST:

Brent Mareck, City Administrator

Carver/ordinance amendments/2013/R2 and PRD/ ordinance (CN) R2 and PRD draft1
First Draft 4/25/2013